



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee
From: Jean Lamontagne
Director of Development

To Planning - March 20, 2007

Date: March 1, 2007

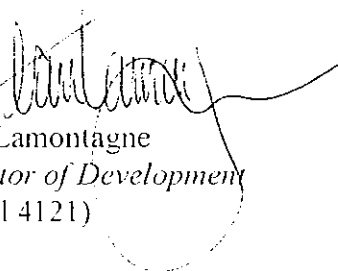
RZ 06-350640

File: 8060-20-8210

Re: Application by Kim Redlich for Rezoning at 11200 Railway Avenue from
Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family
Housing District, Subdivision Area J (R1/J)

Staff Recommendation

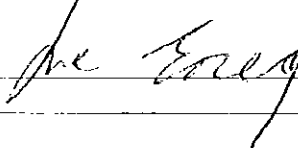
That Bylaw No. 8210, for the rezoning of 11200 Railway Avenue from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area J (R1/J)", be introduced and given first reading.


Jean Lamontagne
Director of Development
(Local 4121)

JL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Kim Redlich has applied to the City of Richmond for permission to rezone 11200 Railway Avenue (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1-E) to Single-Family Housing District, Subdivision Area J (R1-J) in order to permit the property to be subdivided into two (2) single-family residential lots with a shared vehicle access off Railway Avenue.

Findings of Fact

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

Surrounding Development

To the North: Multi-family developments zoned Townhouse District (R2);

To the East: Existing single-family dwellings on large lots zoned Single-Family Housing District, Subdivision Area E (R1-E);

To the South: Existing single-family dwellings on large lots zoned Single-Family Housing District, Subdivision Area E (R1-E); and

To the West: Across Railway Avenue, Canadian Pacific Railway's property.

Related Policies & Studies

Steveston Area Plan

The subject property is located within the Steveston Area Plan, Schedule 2.4 of the Official Community Plan (OCP). The Land Use Map in the Steveston Area Plan designates the subject property for "Single-Family".

Lane Establishment and Arterial Road Redevelopment Policies

Council adopted the revised Lane Establishment and Arterial Road Redevelopment Policies on June 26, 2006. Single-family residential and Coach House development will only be considered where the development can connect to an operational lane or an existing side street, except as prescribed in the policies. The rezoning application does not comply with the revised Policies due to lane access cannot be warranted. The subject application is being brought forward for consideration based on its own merits, a discussion is being provided under the "Analysis" section of this report.

Staff Comments

Tree Preservation and Replacement

A Tree Survey is submitted (**Attachment 3**) and seven (7) bylaw-sized trees were noted on site. The applicant is proposing to remove three (3) trees on site and an Arborist Report (**Attachment 4**) was submitted in support of the proposed tree removal. Tree Preservation staff have reviewed the Arborist Report and concurred with the recommendations made by the Arborist. Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP) and according to the size of replacement tree requirement of the Tree Protection Bylaw No. 8057, six (6) replacement trees are required (4 replacement trees at 4.0 m tall or 8 cm calliper each and 2 replacement trees at 6.0 m tall 11 cm calliper each).

The applicant has provided a preliminary landscape plan (**Attachment 5**) prepared by a registered landscape architect, to ensure that the front yards of the future lots will be enhanced. The landscape plan includes a total of six (6) new trees and a combination of shrubs and ground covers in the front yard. In order to ensure that this work is undertaken, the applicant has agreed to provide a landscape security in the amount of \$7,237. prior to final adoption of the rezoning bylaw.

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.

Subdivision

At Subdivision stage, the developer will be required to pay Development Cost Charges (DCCs), Greater Vancouver Sewerage Drainage DCCs, School Site Acquisition Charge, Address Assignment Fee and Servicing Costs. The developer will also be required to provide a Cross-Access Easement Agreement, centered on the new-shared property line, to permit vehicles to cross property lines as they enter or exit their properties via a single-shared driveway.

Analysis

The subject application is being brought forward for consideration based on site-specific factors.

Redevelopment Potential

In determining the appropriate form of redevelopment for the subject site, it is important to understand how the surrounding lots are likely to change in the future. The properties to the south along the east side of Railway Avenue have limited redevelopment potential due to the fact that a municipal lane is not feasible at this location. The existing lot pattern precludes the ability to establish a lane along the rear of these properties and connect to an existing side street, with the Arterial Road Redevelopment and Lane Establishment Policies not being applicable as a result.

Under the existing zoning, the subject site would remain as one (1) large 842 m² (9,063 ft²) lot. Although the subject property is located to the south of an existing townhouse development, new multiple-family development on local arterial roads is not supported by the Arterial Road Redevelopment Policy. In addition, the subject site has an existing frontage of 26.82 m (88 ft.), which does not meet the minimum width requirements (30 m or 98 ft.) for a townhouse site under the Townhouse District (R2) zoning district.

With a rezoning to Single-Family Housing District, Subdivision Area J (R1/J), the subject lot would be able to subdivide into two (2) lots each 421 m² (4,532 ft²) in size and 13.41 m (44 ft) in width, which is of similar lot size and width to the neighbouring lots to the east (5175 and 5191 Hummingbird Drive). The resulting lots would be slightly smaller (421 m² vs. 589 m²) and have a frontage marginally narrower (13.41 m vs. 16.09 m) than the neighbouring lots to the south (11240 to 11300 Railway Avenue), which are existing non-conforming Single-Family Housing District, Subdivision Area E (R1 E) lots. The sizes of those lots do not meet the minimum lot dimensions required for rezoning and subdivision under the Single-Family Housing District, Subdivision Area E (R1 E) zone.

Front Access Development

The development of front access single-family lots on arterial roads is not considered an appropriate development solution in the majority of cases due to concerns related to traffic operation and aesthetics. However, in this particular case, an exception is being considered for the following reasons:

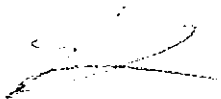
1. The property is located on a local arterial road (versus major arterial);
2. Only one (1) shared vehicle access will be provided for the future lots to limit vehicle access. The shared vehicle access will be secured through the registration of a cross-access agreement;
3. Adequate space in the front yard is provided for the shared access and driveways with turn-around capability (a 9 m or 29.5 ft. front yard setback is required under the provision of Single-Family Housing District, Subdivision Area J (R1/J) where a lot is intended to be serviced by a driveway accessing a section line road);
4. A preliminary building design has been submitted by the applicant (**Attachment 6**). The proposed design and building materials compliment existing homes to the north and south; and
5. A landscape plan has been submitted to ensure adequate landscaping will be planted in the front yard (**Attachment 5**). The applicant has agreed to provide a landscaping security to ensure the landscaping works will be undertaken.

Financial Impact or Economic Impact

None.

Conclusion

The proposed rezoning and subsequent subdivision of the property is an in-fill project that will result in a corresponding smaller building form and denser lot pattern. This will contribute to the range of housing choice in this area. On this basis, staff recommend that rezoning application be approved.



Edwin Lee
Planning Technician – Design
(Local 4121)

EL:blg

Attachment 1: Location Map
Attachment 2: Development Application Data Sheet
Attachment 3: Tree Survey
Attachment 4: Arborist Report
Attachment 5: Preliminary Landscape Plan
Attachment 6: Preliminary Building Design

The following must be completed prior to final adoption of the rezoning bylaw:

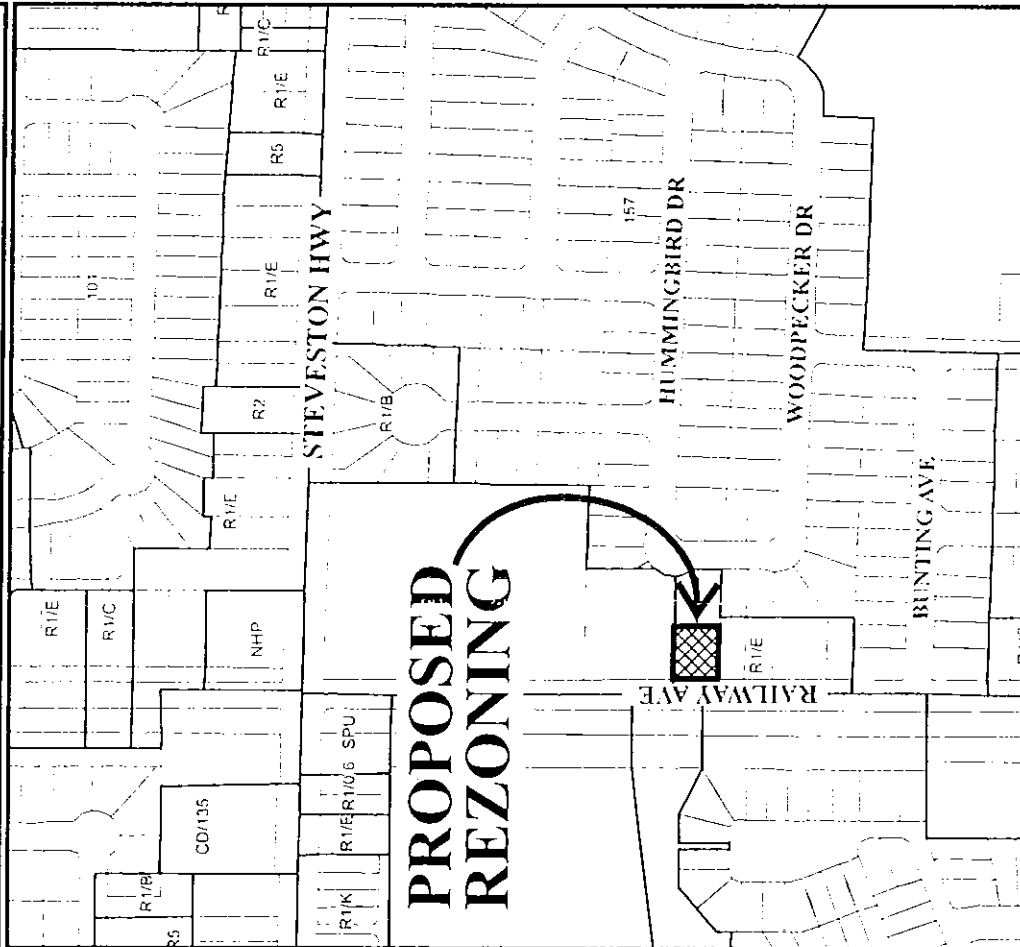
- Registration of a restrictive covenant that requires the implementation of one (1) shared driveway for the future two (2) lot subdivision.
- Registration of a flood indemnity covenant on title.
- Provide a Landscape Security to the City of Richmond in the amount of \$7,237 for the landscape works as per the landscape plan prepared by Ito & Associates, dated January 30, 2006, and attached to the Report to Committee dated March 1, 2007.

Prior to Subdivision Approval:

- Registration of a Cross-Access Easement Agreement as directed by the Approving Officer to permit vehicles to cross property lines as they enter or exit their properties via a single-shared driveway.



City of Richmond



**PROPOSED
REZONING**

STEVESTON HWY

HUMMINGBIRD DR

WOODPECKER DR

BUNTING AVE

RAILWAY AVE

RAILWAY AVE

460.78

26.81 11188 11188 7 7

60.94

31.44

13.32

13.50

16.09

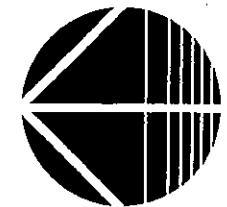
36.61

36.60

16.09 11240

26.82 11200

31.45



RZ 06-350640

Original Date: 10/26/06

Revision Date:

Note: Dimensions are in METERS



RZ 06-350640

Original Date: 10/26/06

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 06-350640

Attachment 2

Address: 11200 Railway Avenue

Applicant: Kim Redlich

Planning Area(s): Steveston Area Plan (Schedule 2.4)

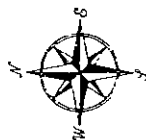
	Existing	Proposed
Owner:	Kim Tyler Redlich & Jem Mercer Redlich	To be determined
Site Size (m ²):	842 m ² (9,064 ft ²)	Two (2) future lots of 421 m ² 4,532 ft ² each
Land Uses:	Single-Family Residential	No Change
OCP Designation:	Single-Family Residential	Single-Family Residential
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District, Subdivision Area J (R1/J)
Number of Units:	One (1) single-family detached	Two (2) single-family detached

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	0.55	none permitted
Lot Coverage – Building:	Max. 45%	45%	none
Lot Size (min. dimensions):	360 m ²	421 m ²	none
Setback – Front Yard (m):	Min. 9 m	9 m Min.	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Setback – Rear Yard (m):	Min. 6 m	6 m Min.	none
Height (m):	2.5 storeys	2.5 storeys	none

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

TOPOGRAPHIC PLAN OF LOT 775 SECTION 1 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 59048

#11200 RAILWAY AVENUE
RICHMOND, B.C.
P.I.D. 003-898-521



LEGEND:

- denotes deciduous tree
- denotes catch basin
- denotes lamp standard
- denotes power pole
- denotes water valve
- denotes gas valve
- denotes round catch basin
- denotes fire hydrant

Copyright

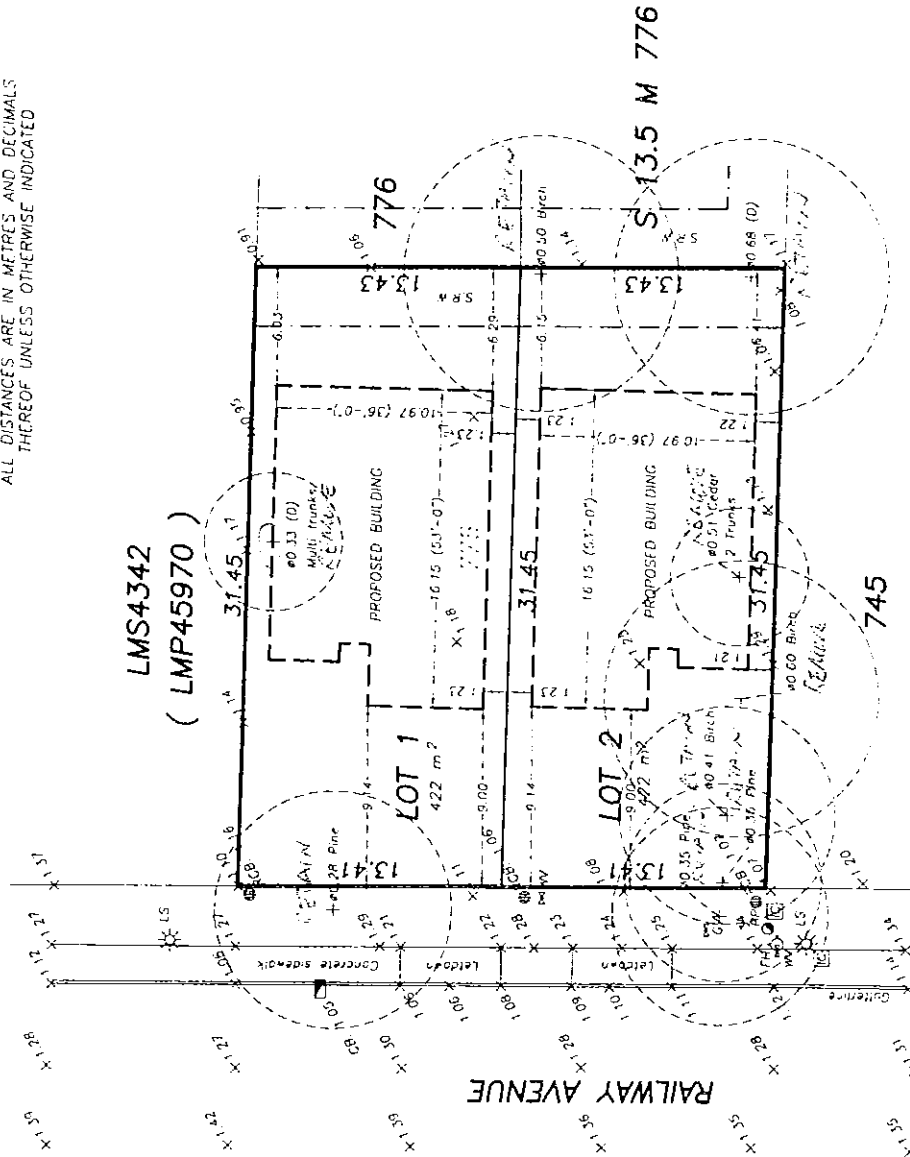
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odium Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: jctam@telus.net
Job No. 3102
FB-85 P126-127
Drawn By CB

DWG No. 3102-TOPO

SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



NOTE:

Elevations shown are based on
Richmond City Datum
Bench Mark North Bolt on hydrant located
on the East side of Railway Avenue
at NPL of house #11240
B.M. Elevation = 2036 metres

SURVEY COMPLETED ON SEPTEMBER 11th, 2006

December 28, 2006

All Seasons Tree Service

928 Linden Place, New Westminster BC, V3M 4Z6

Ph (604) 521-1504 Fax (604) 521-1504

Location 11200

Railway Ave Richmond BC

Re Tree Report

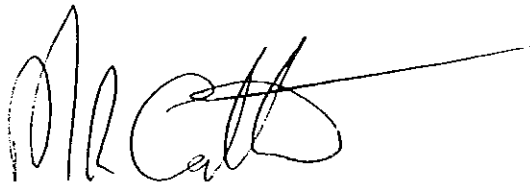
Dear Kim Redich

Enclosed here is an arboricultural report relating to the numbered trees shown on the site plan (enclosed). This report concentrates on the health and condition of the numbered trees along with their suitability for retaining

Site description

This is a two lot development that is well drained. The existing house will be removed along with 4 protected trees

There are no environmental issues associated with this site and no Raptor nests were visible

A handwritten signature in black ink, appearing to read 'M. Call', with a long horizontal line extending to the right.

ISA 14307.

All Seasons Tree Service

923 London Place New Westminster BC, V3M 4Z5

Ph: (604) 521-1504 Fax: (604) 521-1504

December 28, 2006

RE: Tree report for 11200 Railway Ave, Richmond

Dear: Kim Redlich

11200 RAILWAY AVE						
#	HEIGHT	SPECIES	OBH	CONDITION	REC	COMMENT
1	50ft	Fir	0.28	Good	Retain	City Tree
2	55ft	Fir	0.35	Good	Retain	City Tree
3	35ft	Fir	0.35	Poor	Retain	Multitops, Part City Tree
4	55ft	Birch	0.41	Good	Retain	Some die back in crown but very light
5	55ft	Birch	0.60	Good	To close to building envelope Remove	Mature birch with open crown. It has good new growth
6	35ft	Thya Plicata	0.31	Good	In the building envelope Remove	Double trunk starting at the base
7	50ft	Weeping Willow	0.68	Poor	Remove Or crown reduction	Due to bad pruning practices in the past, there are two large die back areas 6 ft up on the east side with mushroom growth. The second problem area is 12ft up on the north side. Both these areas compromise the strength of the trunk. This is because of the size and weight of the crown.
8	50ft	Birch	0.50	Good	Retain	Good specimen tree
9	20ft	Plum	0.33	Good	In the building envelope Remove	Multi trunk

Sincerely,

Raymond Catton
Arbournist
All Seasons Tree Service

TOPOGRAPHIC PLAN OF LOT 775 SECTION 1 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 59049

#11200 RAILWAY AVENUE
RICHMOND, B.C.
P.I.D. 003-8968-521

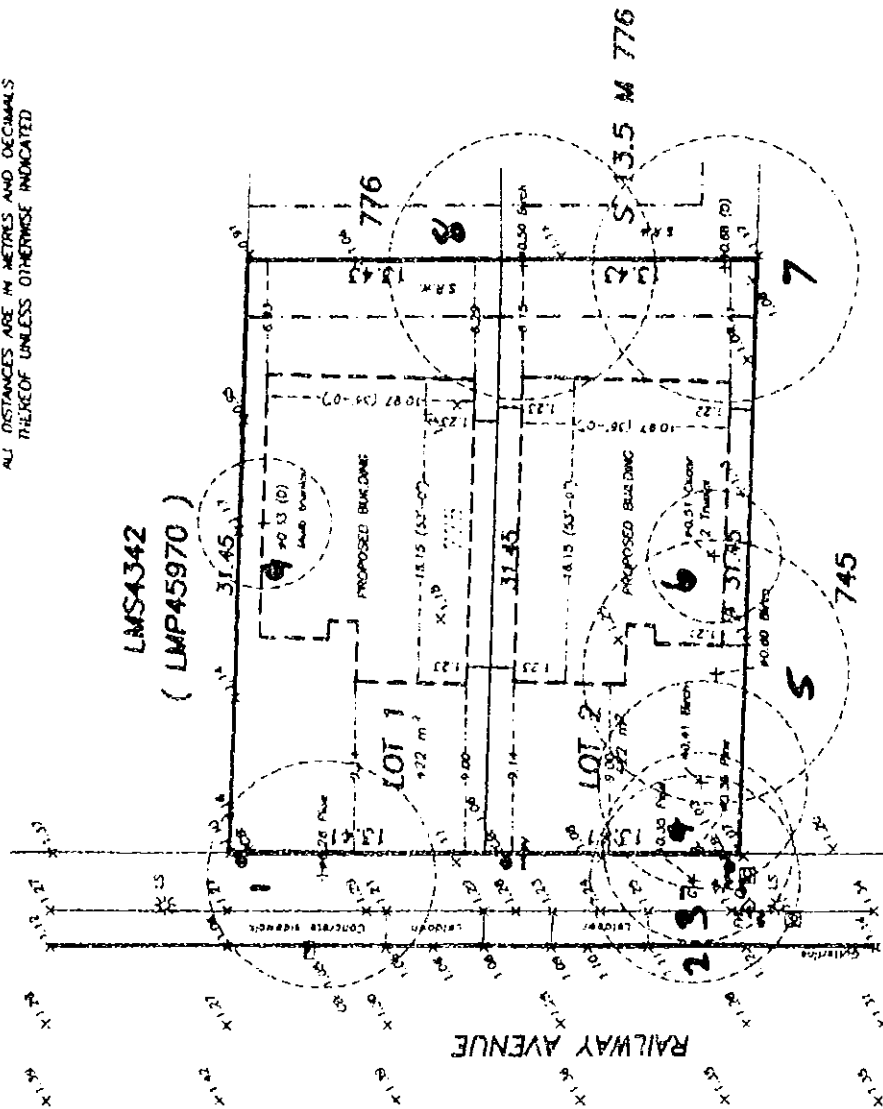
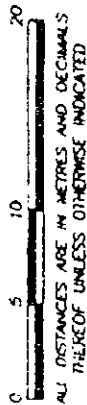


- LEGEND:
- (D) denotes deciduous tree
 - CB denotes catch basin
 - LS denotes lamp standard
 - PP denotes power pole
 - WV denotes water valve
 - GV denotes gas valve
 - RCB denotes round catch basin
 - FH denotes fire hydrant

© Copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyors
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3J7
Telephone: 214-8528
Fax: 214-8929
E-mail: jctam@telus.net
Job No. 5102
FR-85 P126-127
Drawn By: CB

DMC No. 3102-TOPO

SCALE: 1:250



NOTE:
Elevations shown are based on
Richmond City Datum
Bench Mark North Bolt on hydrant located
on the East side of Railway Avenue
at NE of house #11240.
B.M. Elevation = 2.036 metres.

SURVEY COMPLETED ON SEPTEMBER 11th 2006

08-2008 08/11/08 1044-2507 1-875 2 006/008 1-3 5

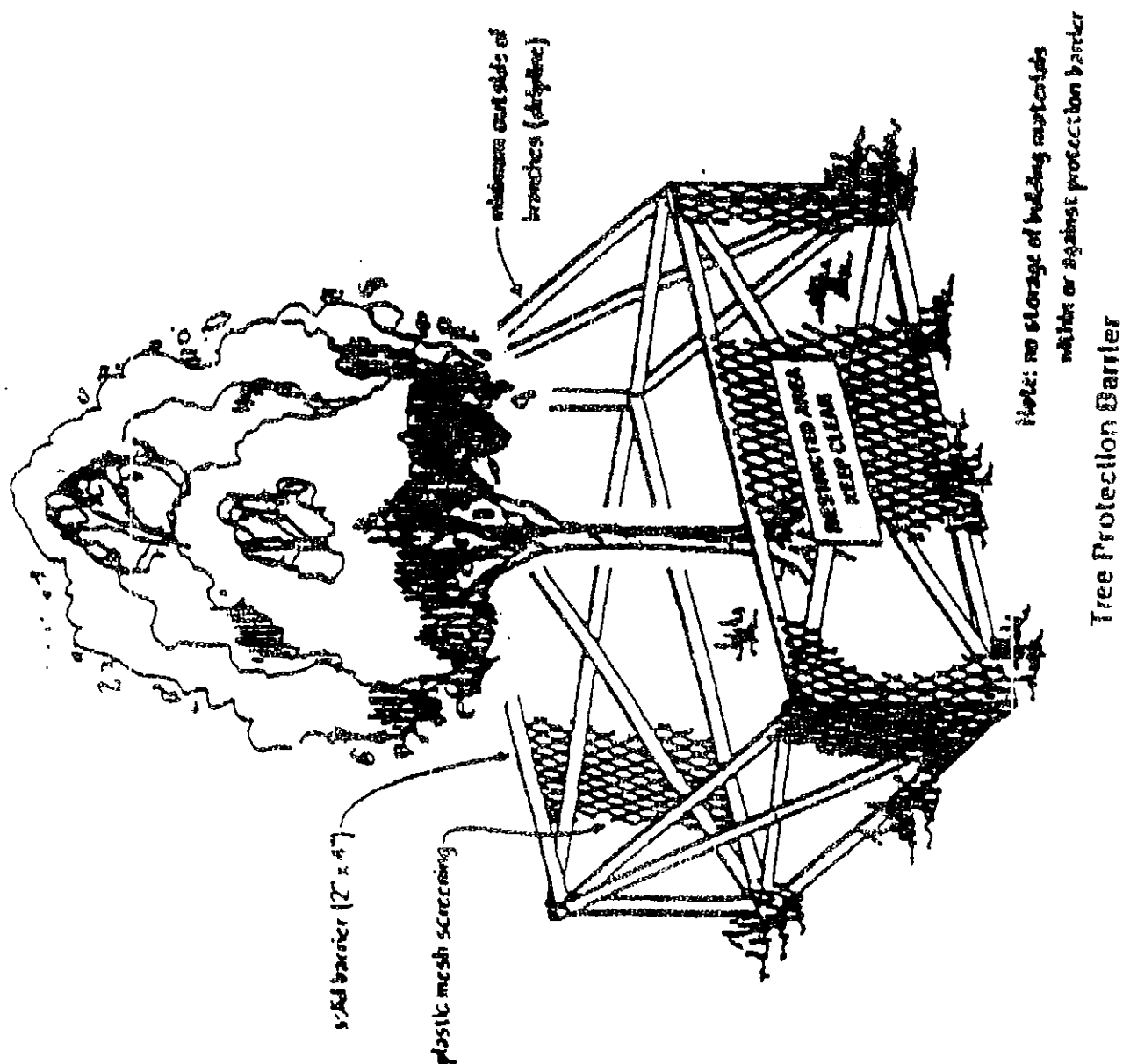
Retention of Existing Trees

1. Prior to any work on site - protect individual trees or plant groupings indicated as retained on landscape plans as vegetation retention areas.
 1. In some instances, the *Certified Arborist* will tag trees or areas to remain. Discuss tree retention areas at a start up meeting with the *Landscape Architect*.
2. A physical barrier must be installed to delineate clearing boundaries. Refer to physical barrier detail. If detail not provided comply with local municipal requirements.
3. No machine travel through or within vegetation retention areas or under crowns of trees to be retained shall be allowed.
4. Do not stockpile soil, construction materials, or excavated materials within vegetation retention areas.
5. Do not park, fuel or service vehicles within vegetation retention areas.
6. No debris fires, clearing fires or trash burning shall be permitted within vegetation retention areas.
7. No excavations, drain or service trenches nor any other disruption shall be permitted within vegetation retention areas without a review of the proposed encroachment by the *Landscape Architect*.
8. Do not cut branches or roots of retained trees without the approval of the *Certified Arborist*.
9. Any damage to existing vegetation intended for preservation will be subject to evaluation by an *ISA Certified Arborist* using the 'Guide to Establishing Values of Trees and Other Plants', latest edition.

Replacement planting of equivalent value to the disturbance will be required. The cost of the evaluation and of the replacement planting will be the responsibility of the general contractor and/or the person(s) responsible for the disturbance.
10. In situations where required construction may disturb existing vegetation intended for preservation, contact *Landscape Architect* for review prior to commencing construction.

Tree Protection Distance Table

Trunk Diameter (cm)	Minimum Protection Req'd Around Tree (distance from trunk in metres)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3
55	3.3
60	3.6
75	4.5
90	5
100	6.0



Limitations of this Assessment:

It is our company's policy to attach the following clause regarding limitations. We do this to ensure that owners are clearly aware of what is technically and professionally realistic in retaining trees.

The assessment of the trees presented in this report has been made using accepted arboricultural techniques. These include a visual of the above ground parts of each tree for structural defects, scars, indication of decay such as fungal fruiting bodies, evidence of insect attack, discolored foliage, the condition of any visible root structure, the degree and direction of lean (if any), the general condition of the tree and the surrounding site, and the proximity of property and people. Except where specifically noted in the report, none of the trees examined were dissected, cored, probed, or climbed and detailed root examinations involving excavation were not undertaken.

Notwithstanding the recommendations and conclusions made in this report, it must be realized that trees are a living organism and their health and vigor constantly changes over time. They are not immune to change in sit conditions, or seasonal variations in the weather conditions.

While reasonable efforts have been made to ensure that the trees recommended for retention are healthy, no guarantees are offered, or implied, that these trees, or any parts of them, will remain standing. It is both professionally and practically impossible to predict with absolute certainty the behavior of any single tree or group of trees or their component parts in all circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure in the event of adverse weather conditions and this risk can only be eliminated if the tree is removed.

Although every effort has been made to ensure that this assessment is reasonably accurate, the trees should be re-assessed periodically. The assessment presented in this report is valid at the time of the inspection.

Respectfully,

Raymond Catton
ISA Certified Arborist
All Seasons Tree Service



1
L2 6'HT WOOD FENCE 50 ALF 12'11" x 1' 0"

A β^{\pm} , γ (α) β^{\mp} (α)
 + antineutrino (neutrino) electron, positron
 + photon (positronium annihilation)
 + neutrino (antineutrino) electron, positron
 + photon (positronium annihilation)

11200
HAILWAY AVE.
PICHMUND, BC

1151

Δ (nm)	10^{-2} to 10^{-1}
10 nm	10
1 nm	1
Δ (nm)	10^{-1} to 10^{-2}
10 nm	100
1 nm	10

27

PLANT LIST

PROJECT ADDRESS: 11700 RAILWAY AVE, RICHMOND

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
AP	1	ACER FRATERNALMUM	JAPANESE MAPLE	8.0m Cal. R&B
ARB	2	AULR RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	11.0m Cal. R&B 1.8m
NSL	1	MAGNOLIA SOUL ANGIANA 'RICKI'	PURPLE SAULTER MAGNOLIA	8.0m Cal. R&B
PY	2	PRINUS VITIDORNSIS 'AKI HONO'	DAIBREAK CHERRY	10.0m Cal. R&B
11-4	26	THUJA OCHIDENTALIS 'FASTIGIATAPYRAMIDAL'	CEDAR	1.25m Ht.

SHRUBS

AJ	6	AZALEA JAPONICA **	JAPANESE AZALEA	#2 POT
CJ	1	CAMELLIA JAPONICA	JAPANESE CAMELLIA	#5 POT
EC	14	ERICA CARNEA	WINTER HEATHER	#2 POT
LA	18	LEUCOTHOE AXILLARIS	COAST LILLOTHOE	#2 POT
RI	2	RHODODENDRON **	RHODODENDRON	#5 POT
SH	16	SARCOCOLLA HUMILIS	HIMALAYAN SARCOCOLLA	#2 POT
SJA	2	SPREA JAPONICA 'ANTHONY WATERS'	SPRAL	#2 POT
SV	1	SYRINEA VULGARIS	SYRIAN SPRUCE	1.25m Ht.
VB	11	VIBURNUM DAVIDI	DAVID'S VIBURNUM	#2 POT

GROUND COVERS

AUR	140	ARCTOSTAPHYLOS UVA URSI	KINKINICK	#5P3 POT
GS	45	GAILTHERIA SHALLOON	SALAL	#5P3 POT

PERENNIALS/ANNUALS/HERBS/GRASSES/AQUATIC PLANTS

BC	2	BERBERIS CRASSIFOLIA	BEARLEAF BERBERIS	#3 POT
CMA	59	CAREX MURROWII 'AUREO-VARIETALIS'	GOLDEN CAREX	#3 POT
LVA	39	LAVANDULA ANGIUSTIFOLIA	ENGLISH LAVENDER	#3 POT
ANN	20	ANNUALS **		#5P3 POT

NOTES

** DEDOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT
ALL MATERIALS AND EXCELLENCE SHALL BE IN ACCORDANCE TO THE MOST RECENT
BRITISH COLUMBIA LANDSCAPE STANDARDS

PLANTS IN THIS LIST ARE SPECIFIED ACCORDING TO THE CHINA STANDARDS
FOR NURSERY STOCK AND THE CHINA STANDARDS FOR CONTAINER GROWN PLANTS.

ALL PLANT QUANTITY DISCREPANCIES BETWEEN PLANT AND PLANT LIST SHALL BE
REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS.

ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL
YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE
SHALL OCCUR WHEN 95% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION
OF THE LANDSCAPE ARCHITECT

THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE
STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.

11700 RAILWAY AVE
RICHMOND, BC V6X 4E6

11700 RAILWAY AVE
RICHMOND, BC V6X 4E6



ITO Architecture
11700 RAILWAY AVE
RICHMOND, BC V6X 4E6
Phone: (604) 275-2672
Fax: (604) 275-2673
Email: info@itoarch.com

11700 RAILWAY AVE
RICHMOND, BC V6X 4E6

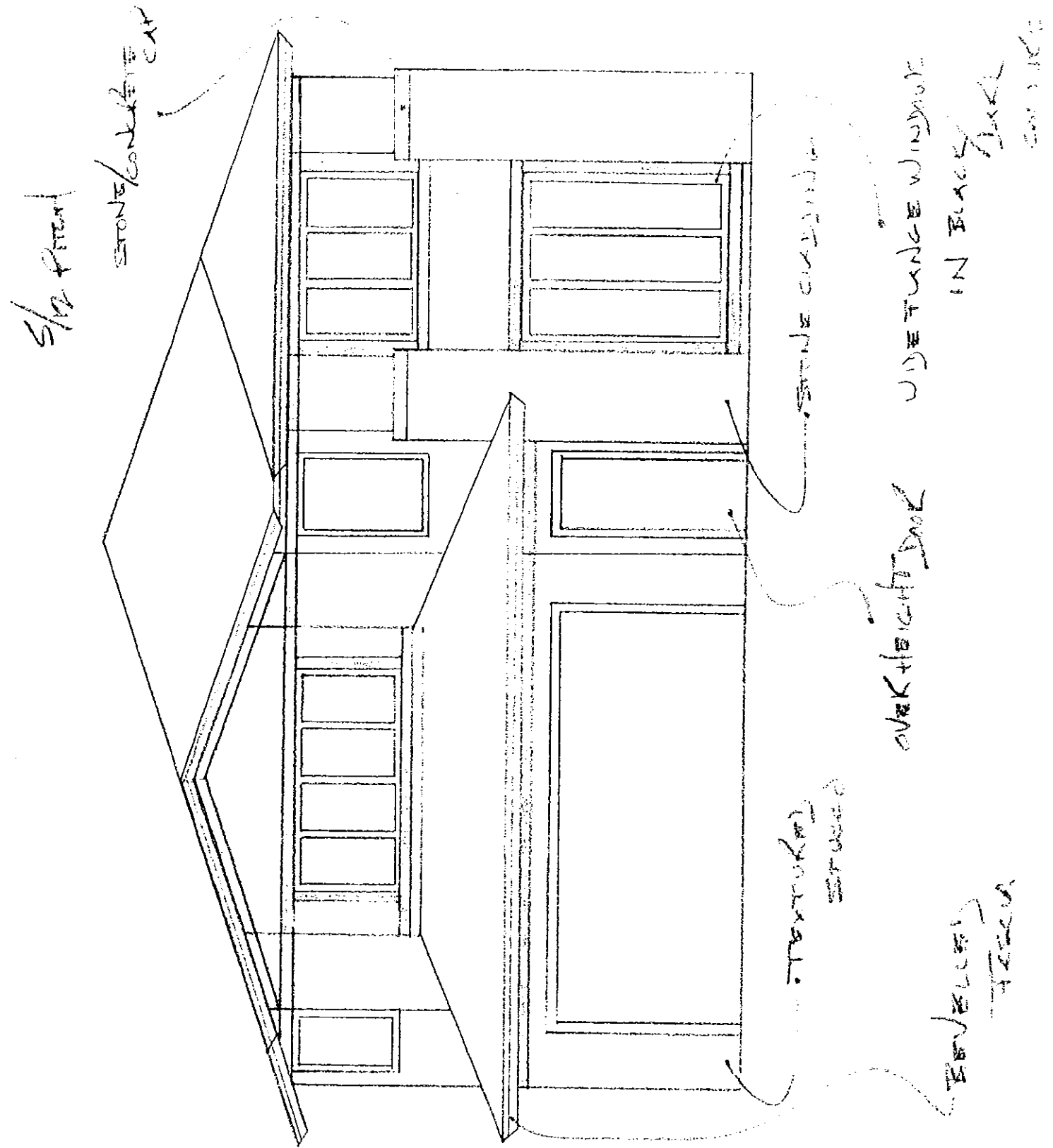
11700 RAILWAY AVE
RICHMOND, BC V6X 4E6

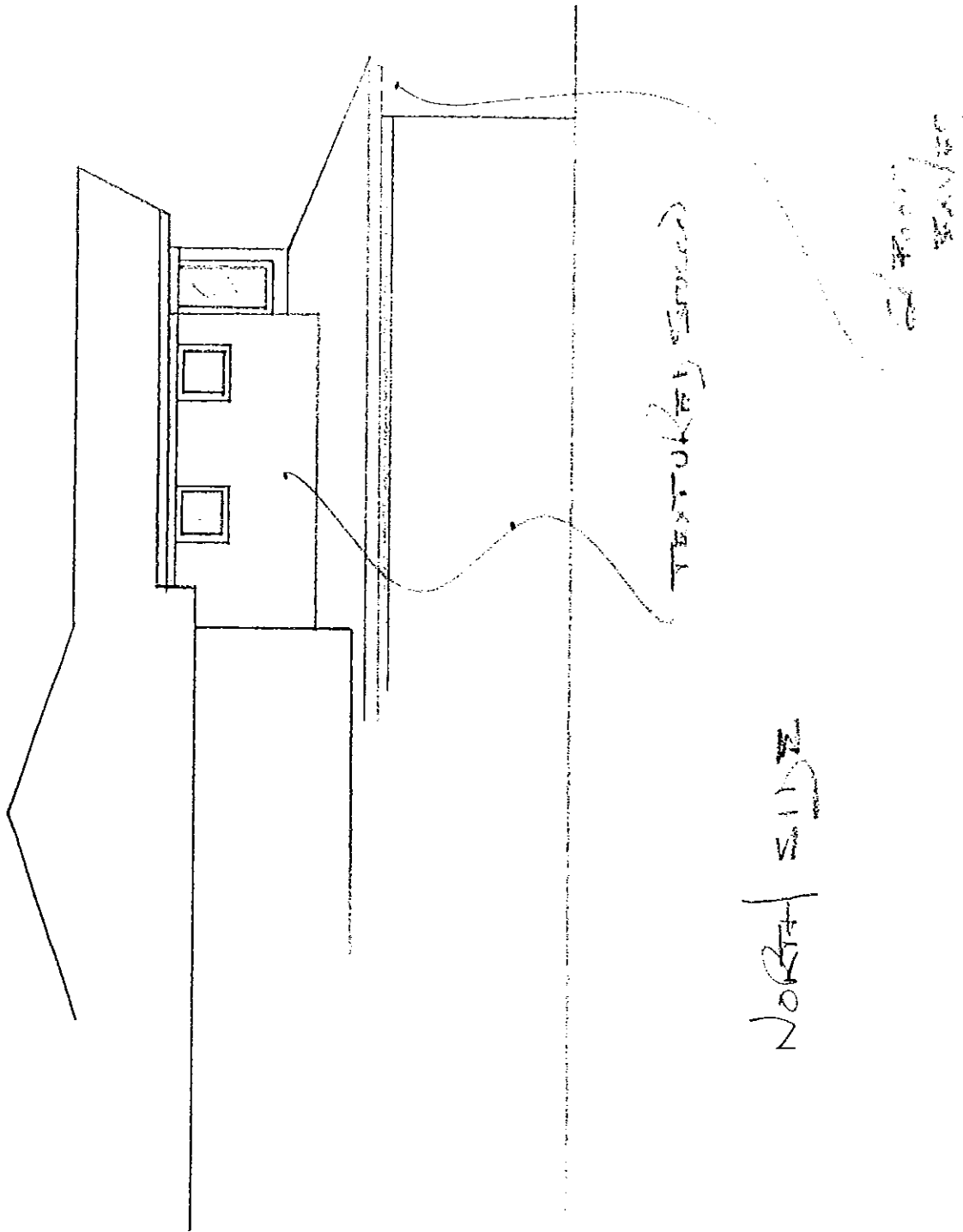
11700 RAILWAY AVE
RICHMOND, BC V6X 4E6

11700 RAILWAY AVE
RICHMOND, BC V6X 4E6

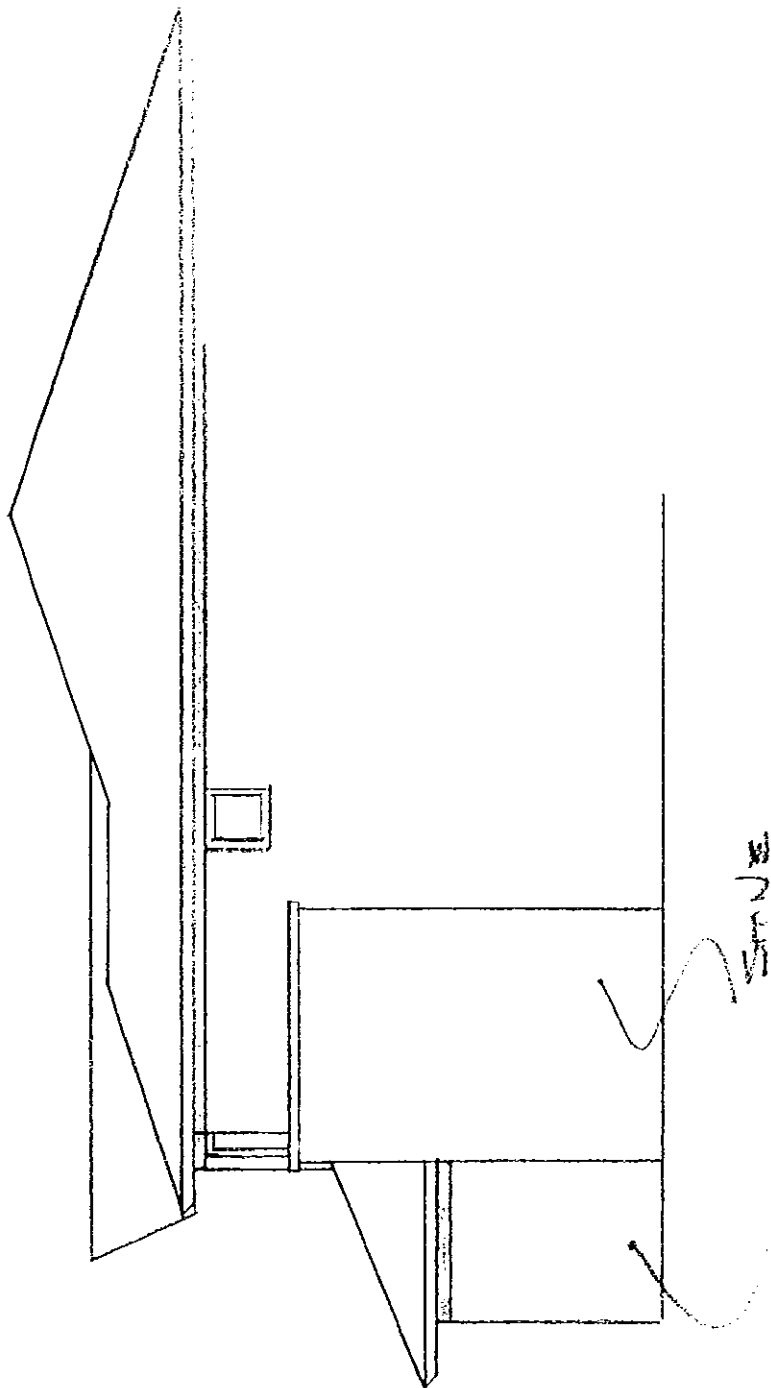
11700 RAILWAY AVE
RICHMOND, BC V6X 4E6

11700 RAILWAY AVE
RICHMOND, BC V6X 4E6



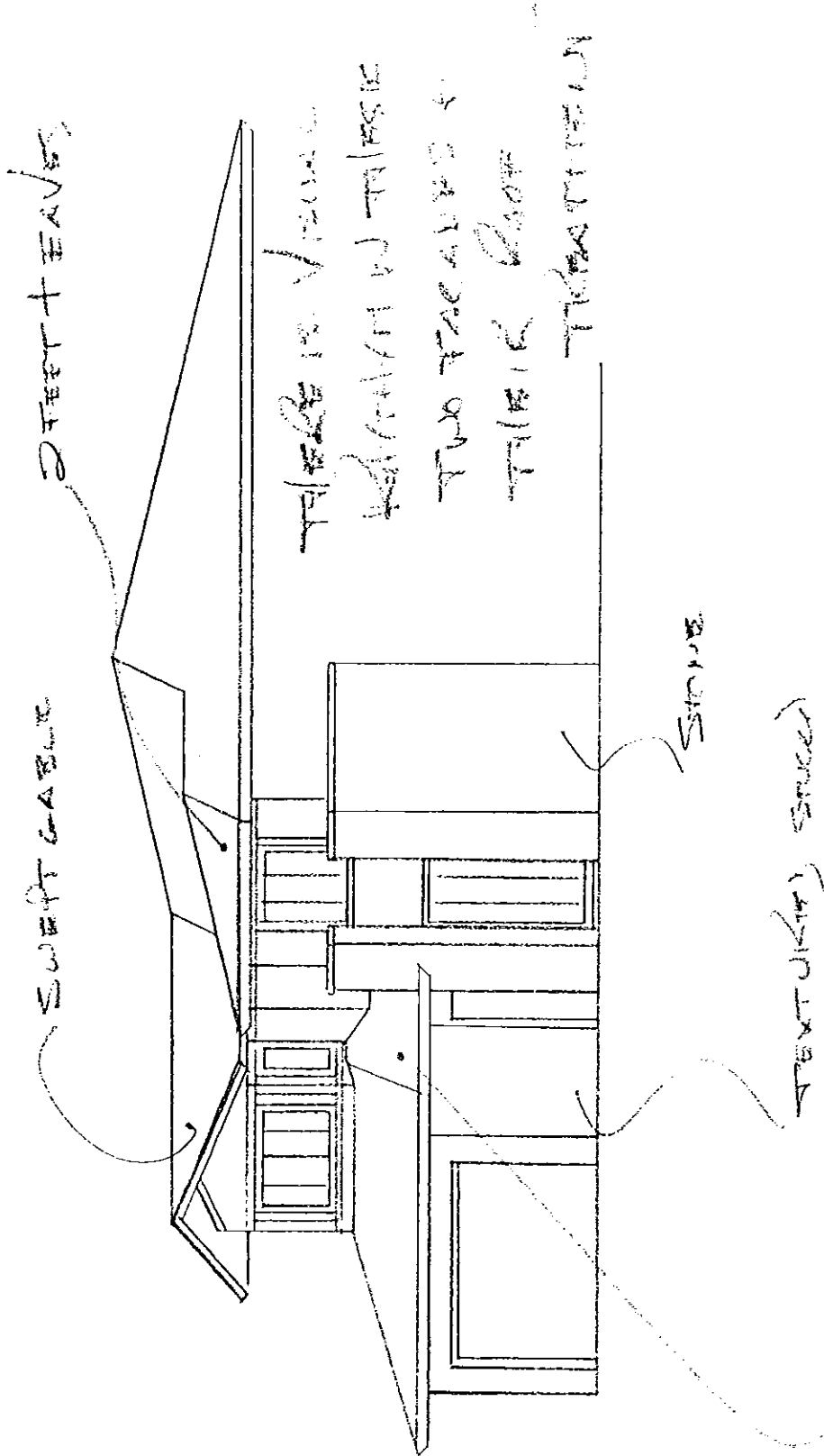


EAST
SIDE



Hand-drawn sketch of a building's east side.

Back/Deck with Windows
Front/Rear Deck



CANTILEVERED ROOF OVER ENTRY
 THE GABLE BEGINS WITH THICK WALL



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8210 (RZ 06-350640)
11200 RAILWAY AVENUE**

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 **SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA J (R1/J)**.

P.I.D. 003-898-521

Lot 775 Section 1 Block 3 North Range 7 West New Westminster District Plan 59048

2. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8210**”.

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