



to Planning - May 23, 2007

To: Planning Committee

Date: March 12, 2007

From: Jean Lamontagne
Director of Development

RZ 06-333717

Re: Application by Elegant Development Inc. for Rezoning at
2431 McKessock Avenue from Single-Family Housing District,
Subdivision Area D (R1/D) to Single-Family Housing District,
Subdivision Area B (R1/B)

File: 12-800-20-8218

Staff Recommendation

That Bylaw No. 8218, for the rezoning of 2431 McKessock Avenue from "Single-Family Housing District, Subdivision Area D (R1/D)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

Jean Lamontagne
Director of Development

EL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY
CONCURRENCE OF GENERAL MANAGER
<i>[Handwritten signature]</i>

Staff Report

Origin

Elegant Development Inc has applied to the City of Richmond for permission to rezone 2431 McKessock Avenue (**Attachment 1**) from Single-Family Housing District, Subdivision Area D (R1/D) to Single-Family Housing District, Subdivision Area B (R1/B) in order to permit the property to be subdivided into three (3) single-family residential lots.

Findings of Fact

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

Surrounding Development

The subject property is surrounded by single-family homes on properties zoned Single-Family Housing District, Subdivision Area D (R1/D).

Related Policies & Studies

Bridgeport Area Plan

The subject property is located within the Bridgeport Area Plan, Schedule 2.12 of the Official Community Plan (OCP). The West Bridgeport Land Use Map in the Bridgeport Area Plan designates the subject property for "Residential (Single-Family)".

Lot Size Policy 5448

The subject property also falls within the area covered by Single-Family Lot Size Policy 5448 (**Attachment 3**). This Policy was adopted in 1991 and permits subdivision of lots fronting an internal street to a Single-Family Housing District, Subdivision Area B (R1/B) (minimum 12 m or 39.4 ft. wide).

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is located within the Aircraft Noise Sensitive Development (ANSD) Policy Area within a designation that permits new single-family development that is support by an existing Lot Size Policy. As the site is affected by Airport Noise Contours, the development is required to register a covenant prior to final adoption of the rezoning bylaw.

Staff Comments

Tree Preservation and Replacement

A Tree Survey (**Attachment 4**) has been submitted by the applicant indicating the location of 19 trees on site and two (2) trees on the adjacent property to the north. The applicant has submitted Arborist's Reports, which identifies tree species, evaluates the current condition of trees on site and provides recommendations on retention, relocation, and removal (**Attachment 5**). Tree Preservation staff have reviewed the Arborist Report and concurred with the recommendations made by the Arborist. 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	13	-	-	-
Bylaw trees to be removed	10	2:1	20	To be removed due to conflicts with proposed building locations, or poor health of the tree.
Trees to be retained, based on current site plan	2	-	-	-
Trees to be transplant on site	1	-	-	-

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, 20 replacement trees are required. Considering the effort to be made by the applicant to transplant a Monkey Puzzle tree from the permitted building envelope to the front yard of the future lot, staff are recommending a relaxation of three (3) replacement trees as an incentive to transplanting based on the estimated cost to relocate this tree. As a result, 17 replacement trees are required: seven (7) at 6 cm calliper, eight (8) at 8 cm calliper, and two (2) at 9 cm calliper. In order to ensure that the landscaping works are undertaken, the City would require a Landscaping Security in the amount of \$8,500 for planting of the 17 replacement trees on-site prior to final adoption of the rezoning bylaw. If replacement trees can not be accommodated on-site, the applicable portion of the Landscaping Security will be converted to a contribution in-lieu of planting to the City's Tree Compensation Fund (\$500/tree).

As a condition of this rezoning application, the applicant is required to provide proof of a contract with a company specializing in tree relocation to undertake the transplant of the Monkey Puzzle tree according to the Transplant Guidelines provided in the Arborist's Report. The applicant must also submit a Landscaping Security to the City in the amount of \$2,500 to ensure the successful relocation of the Monkey Puzzle tree prior to final adoption of the rezoning bylaw.

The applicant is also required to install tree protection fencing around the drip line of all trees to be retained on-site and on the neighbouring property to the north (2391 McKessock Avenue). Tree protection fencing must be installed prior to final adoption of the zoning amendment bylaw or demolition of the existing dwelling on the subject property, whichever occurs first, and must remain in place until construction of the future dwellings on the site is complete.

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.

Site Servicing

A Storm and Sanitary Capacity Analysis conducted by the applicant's engineering consultant, and reviewed by the City's Engineering Department, has identified an upgrade to the storm system is required. Prior to final approval of the rezoning bylaw, the developer is required to enter into a standard Servicing Agreement for the design and construction of the completion of storm sewer along the west side of McKessock Avenue, which would include a portion of frontage along 2391 and 2451 McKessock Avenue. The design must also include water, storm, and sanitary connections for each lot.

Subdivision

At subdivision stage, the developer will be required to pay Development Cost Charges (DCCs), Greater Vancouver Sewerage Drainage DCCs, Neighbourhood Improvement Charge (NIC), School Site Acquisition Charge, Address Assignment Fee and Servicing Costs.

Analysis

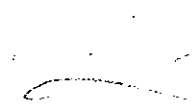
The proposal to rezone and subdivide a portion of the subject property is consistent with overall OCP and Area Plan land use policies for the area, as well as Council's Single-Family Lot Size Policy 5448. Staff have no objection to the proposal.

Financial Impact or Economic Impact

None.

Conclusion

The rezoning application complies with all policies and land use designations contained within the Official Community Plan (OCP) and is consistent with the direction of redevelopment currently ongoing in the surrounding area. On this basis, staff support the application.



Edwin Lee
Planning Technician – Design
(Local 4121)

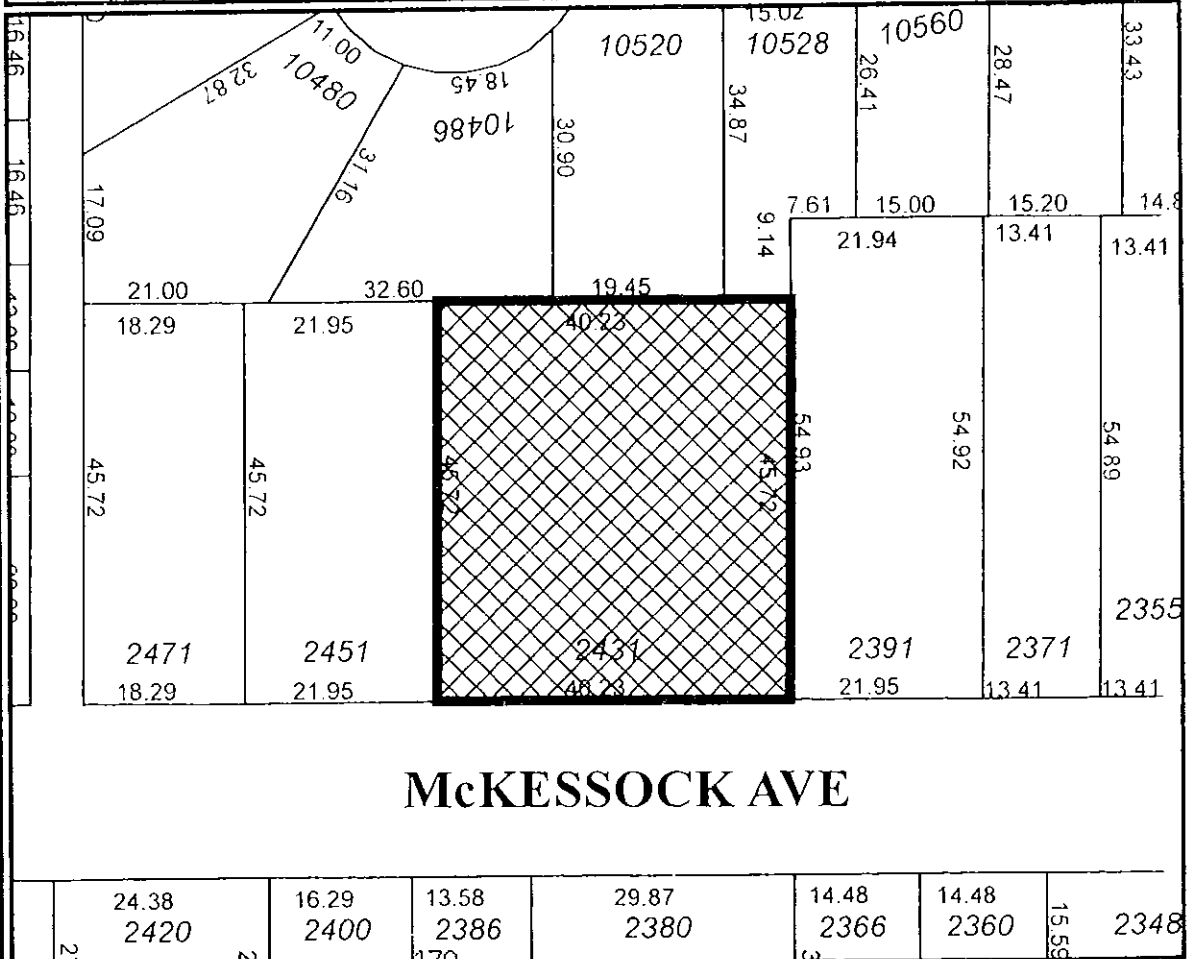
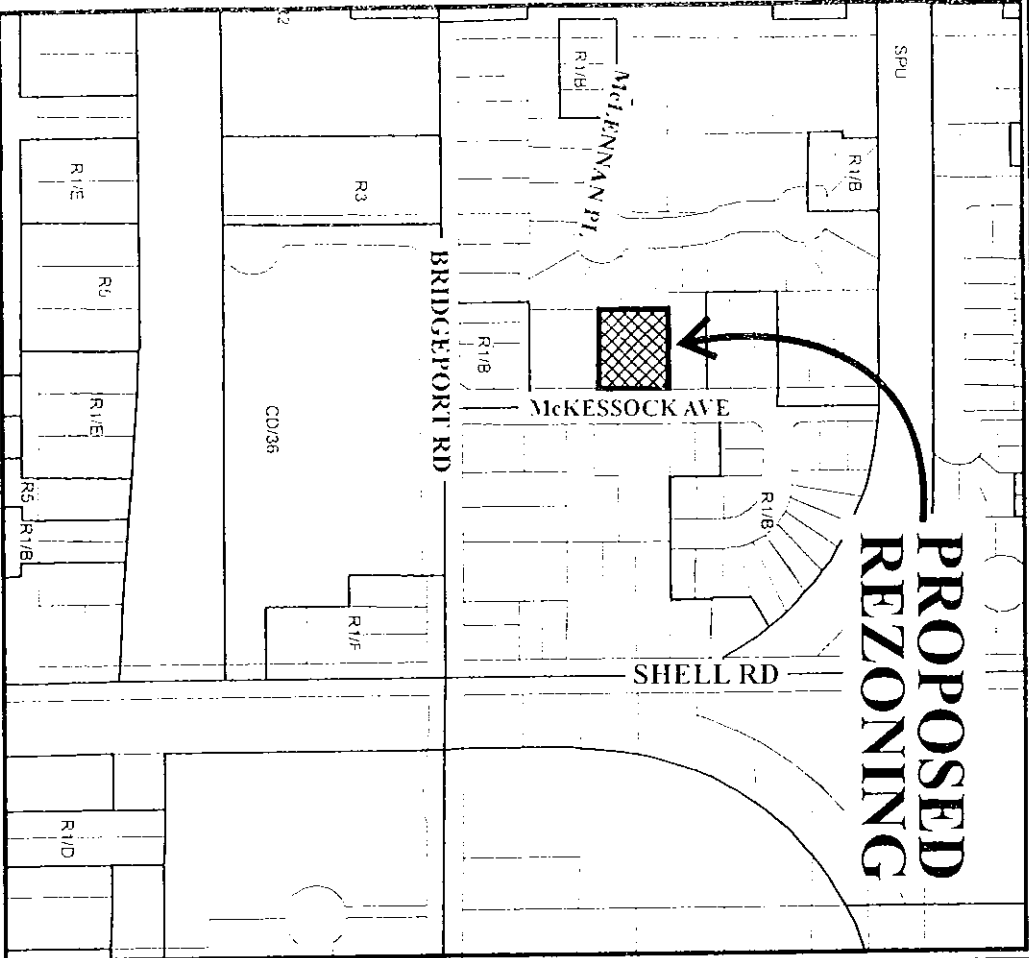
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- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5448
- Attachment 4: Tree Survey
- Attachment 5: Arborist Report
- Attachment 6: Rezoning Considerations



City of Richmond

PROPOSED REZONING



McKESOCK AVE

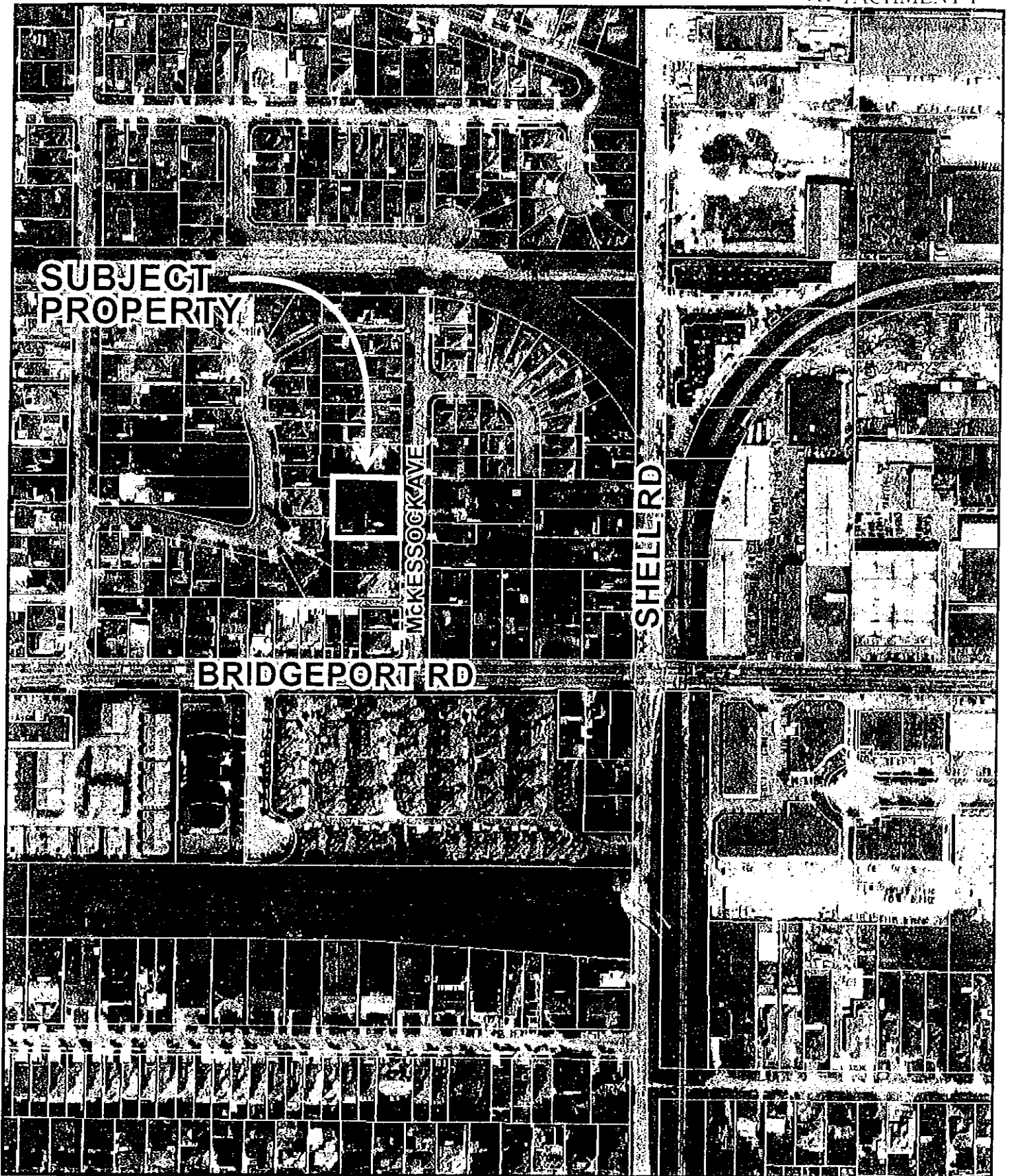


RZ 06-333717

Original Date: 05/23/06

Revision Date:

Note: Dimensions are in METERS



**SUBJECT
PROPERTY**

MCKESSOCK AVE

SHELL RD

BRIDGEPORT RD



RZ 06-333717

Original Date: 05/23/06

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 06-333717

Attachment 2

Address: 2431 McKessock Avenue

Applicant: Elegant Development Inc

Planning Area(s): Bridgeport Area Plan (Schedule 2.12)

	Existing	Proposed
Owner:	Gurmeet Kaur Mann & Arvider Singh Khosa	To be determined
Site Size (m ²):	1,838 m ² (19,785 ft ²)	Three (3) future lots of 613 m ² 6,595 ft ² each
Land Uses:	Single-Family Residential	No Change
OCP Designation:	Single-Family Residential	No Change
702 Policy Designation:	Single-Family Housing District, Subdivision Area B (R1/B)	No Change
Zoning:	Single-Family Housing District, Subdivision Area D (R1/D)	Single-Family Housing District, Subdivision Area B (R1/B)
Number of Units:	One (1) single-family detached	Three (3) single-family detached
Other Designations:	Aircraft Noise Sensitive Development Area 2	No Change

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	613 m ²	none
Setback – Front Yard (m):	Min. 6 m	6 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.



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: September 16, 1991

POLICY 5448

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 23-5-6

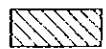
POLICY 5448:

The following policy establishes lot sizes in a portion of Section 23-5-6, bounded by the Bridgeport Road, Shell Road, No. 4 Road and River Drive:

That properties within the area bounded by Bridgeport Road on the south, River Drive on the north, Shell Road on the east and No. 4 Road on the west, in a portion of Section 23-5-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, with the following provisions:

- (a) Properties along Bridgeport Road and Shell Road will be restricted to Single-Family Housing District (R1/D) unless there is lane or internal road access in which case Single-Family Housing District (R1/B) will be permitted,
- (b) Properties along No. 4 Road and River Drive will be restricted to Single-Family Housing District (R1/C) unless there is lane or internal road access in which case Single-Family Housing District (R1/B) will be permitted;

and that this policy, as shown on the accompanying plan, 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 changed by the amending procedures contained in the Zoning and Development Bylaw.



Subdivision permitted as per R1/B except:

1. River Drive: R1/C unless there is a lane or internal road access, then R1/B.
2. Shell Road: R1/D unless there is a lane or internal road access, then R1/B.
3. No. 4 Road: R1/C unless there is a lane or internal road access then R1/B.
4. Bridgeport Road: R1/D unless there is a lane or internal road access then R1/B.



POLICY 5448
SECTION 23, 5-6

Adopted Date: 09/16/91
Amended Date:



**ARBORTECH
CONSULTING
LTD**

Suite 200 - 3743 Chatham Street
Richmond BC Canada V7E 2Z3

MEMORANDUM:

January 15, 2007

File: 06207

Attn: **Edwin Lee**

City of Richmond

address

cc: Rav Bains

Project: **3 Lot Subdivision**
2431 McKessock Road Richmond

Re: **Tree Retention Assessment**

Dear Mr. Lee,

Pursuant to City of Richmond bylaw requirements, I have undertaken a detailed tree retention assessment for the above referenced site. The project consists of subdividing this existing large lot into 3 new building lots. Please review the enclosed tree retention plan in context with the tree inventory list (below) for the specifications of which trees are proposed to be retained and removed in this development project.

Table 1. Tree Inventory List

Treatment	Tree #	Dbh	Species	Condition	Comments
RETAIN	1	50	Sitka spruce	Fair	Open grown with normal full structure. An asphalt driveway is found on the south side root system. The new driveway for this site should be aligned in the same footprint if possible.
RETAIN	2	75	Douglas-fir	Fair	OFF-SITE tree. Well structured, and healthy. A small subdominant stem was pruned out from the north side of the lower trunk, however good callus wound wood has developed.
Remove	3	18 12	Holly	Poor	Twin stems at the base are joined weakly, and the tree is leaning toward the south at 20%.
Remove	4	25	Apple	Very Poor	Severe decay in the scaffold and trunk due to past heading and advanced age class.
Remove	5	26 18	Hawthorne	Very Poor	Severely hacked by improper pruning resulting in decay through the trunk, and weak union of twin stems at the base of the trunk.
Remove	6	24 24	Plum	Very Poor	Severely hacked by improper pruning resulting in decay through the trunk, and weak union of twin stems at the base of the trunk.
Remove	7	41	Sitka spruce	Poor	This tree has lost its top at 9m high from previous storm damage. There is a slight lean toward the southwest. The lost top will result in decay and weak multiple leaders developing. This tree is also located directly within the building envelope.

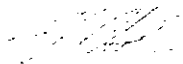
TRANSPLANT	8	26	Monkey puzzle	Good	Young tree in good health. This is a valuable tree that is viable as a transplant to a new permanent location within the site. I propose planting it on lot 1 in the front yard as a specimen tree for that lot
Remove	9	32	Holly	Poor	Multiple stem tree narrow and weak unions at a height of 0.7 and 1.2 m high.
RETAIN	10	13 13 11	Holly	Poor	Narrow unions at base. Retain at discretion only. This is not a valuable tree.
RETAIN	11	39	Cherry	Poor	OFF-SITE tree that has asymmetry, with limbs that overhang the subject site.
Remove	12	23	Western redcedar	Very Poor	Spindly and top heavy with declining health.
Remove	13	34	Colorado spruce	Fair	Sweeping trunk toward the northwest. This tree is located in the building envelope.

Based on the existing tree conditions, and considering the proposed development design, tree #'s 1, 2, 8, 10 and 11 are proposed to be retained. Tree # 8 would need to be transplanted to the front yard of the site to accommodate the building envelope. The remaining trees are proposed to be removed due to their poor health or structural condition or to accommodate the development.

Tree protection alignments are shown on the attached plan, as are the restrictions to be considered in the design and construction of the project.

Thank you for choosing Arbortech for your tree assessment needs. If you require any further information, please call me directly at 604 275 3484 to discuss.

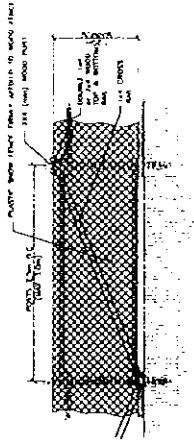
Regards,



Norman Hol,
 Consulting Arborist
 ISA Certified Arborist, Certified Tree Risk Assessor, Qualified Wildlife and Danger Tree Assessor

Enclosures: Tree Retention Plan

RAIL PROTECTION FENCE - DETAIL



1. These fences are designed to prevent unauthorized access to the railway track and to prevent damage to the railway track by unauthorized vehicles or other machinery. They are also designed to prevent unauthorized access to the railway track by unauthorized persons who may be employed in the construction of a new railway track and to prevent damage to the railway track by unauthorized persons who may be employed in the construction of a new railway track.
2. The height of the fence shall be 1.2m above the ground level. The fence shall be supported by concrete posts at intervals of 4m. The fence shall be supported by concrete posts at intervals of 4m. The fence shall be supported by concrete posts at intervals of 4m. The fence shall be supported by concrete posts at intervals of 4m.
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5. Underground services (especially water and gas) shall be marked and protected in the vicinity of the railway track and the fence. It is recommended that the fence be supported by concrete posts at intervals of 4m. It is recommended that the fence be supported by concrete posts at intervals of 4m.
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MCKESSOCK AVENUE



TREE RETENTION PLAN

Client: Rav Bains
 Project: 3 Lot Subdivision
 Site: 2431 McKessock Road Richmond

Scale 1:200

LEGEND
 - Existing Tree Number. Refer to tree inventory for type.
 - New Tree Number. Refer to tree inventory for type.
 - Trees that are undamaged one when for species and size on plan.
 - Trees that are damaged one when for species and size on plan.
 - Trees that are to be removed.
 - Trees that are to be retained.
 - Trees that are to be transplanted for use on or off site.
 - Trees that are to be transplanted for use on or off site.
 - Trees that are to be transplanted for use on or off site.

ASBORETECH CONSULTING LTD
 Suite 209, 1740 Chaffinch Street, Richmond BC, Canada V6V 2T9
 Phone: 604-270-9800
 Fax: 604-270-9801
 06/30/17/RR 20/18/R 2007

Rezoning Considerations

2431 McKessock Avenue RZ 06-333717

Prior to final adoption of Zoning Amendment Bylaw §218, the developer is required to complete the following:

1. Registration of an aircraft noise covenant on title.
2. Registration of a flood indemnity covenant on title.
3. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to final adoption of the rezoning bylaw or any construction activities, including building demolition, occurring onsite.
4. Enter into a Servicing Agreement* for the design and construction of the completion of storm sewer along the west side of McKessock Avenue, which would include a portion of frontage along 2391 and 2451 McKessock Avenue. Works include, but may not be limited to, water, storm, and sanitary connections for each lot.
5. Provide a Landscape Security to the City of Richmond in the amount of \$8,500 for the for planting of the 17 replacement trees on site: seven (7) at 6 cm calliper, eight (8) at 8 cm calliper, and two (2) at 9 cm calliper. If replacement trees can not be accommodated on-site, the applicable portion of the Landscaping Security will be converted to a contribution in-lieu of planting to the City's Tree Compensation Fund (\$500/tree).
6. Provide a proof of a contract with a company specializing in tree relocation to undertake the transplant of the Monkey Puzzle tree according to the Transplant Guidelines provided in the Arborist Report. The contract must be reviewed by and to the satisfactory of the City's Tree Preservation Group.
7. Provide a Landscaping Security to the City in the amount of \$2,500 to ensure the successful relocation of the Monkey Puzzle tree. 50% of the security will be released upon successful relocation and 50% of the security will be release one year after final inspection of the Building Permit in order to ensure that Monkey Puzzle tree has survived.

* Note: This requires a separate application.

Signed

Date



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8218 (RZ 06-333717)
2431 MCKESSOCK 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 B (R1/B)**.

P.I.D. 011-305-886

Lot 93 Except: Part Subdivided by Plan 59658; Section 23 Block 5 North Range 6 West New Westminster District Plan 8212

- 2. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8218**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER