



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee

To Planning - July 19, 2005.
Date: July 5, 2005

From: Terry Crowe
Manager of Policy Planning

RZ 05-298445

Re: Application by Parminder Rishi for Rezoning at 3180 Granville Avenue from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B)

file: 12-8060-20-7946.

Staff Recommendation

That Bylaw No. 7946, for the rezoning of 3180 Granville Avenue from "Single-Family Housing District, Subdivision Area E (R1/E) (59 ft)" to "Single-Family Housing District, Subdivision Area B (R1/B) (39 ft)", be forwarded to the August 29, 2005 Public Hearing.

Terry Crowe
Manager of Policy Planning

TC:ke
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

The application for rezoning at 3180 Granville Avenue (RZ 05-298445; Bylaw 7946) (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) (59 ft) to Single-Family Housing District, Subdivision Area B (R1/B) (39 ft) was originally presented to Planning Committee on May 17, 2005 with Council granting first reading on May 24, 2005. At the June 20, 2005 Public Hearing Council passed the following resolution:

“That Zoning Amendment Bylaw No. 7946 be referred to staff to discuss with the applicant, measures which can or should be taken in relation to trees on the subject property.”

This staff report addresses the Council referral and brings forward the rezoning application for consideration based on the applicant’s commitment to replace and compensate for tree removal on the subject property.

Findings of Fact

The original staff report and related information is attached for reference (**Attachment 2**).

Related Policies & Studies

The application complies with Lot Size Policy 5447, which permits subdivision to R1/B.

Staff Comments

Staff have worked with the applicant to identify the value of the tree removed from the subject property and to determine an appropriate compensation package. These specific conditions of rezoning (including requirements attached to tree replacement and compensation) are listed in **Attachment 3**.

Analysis

The applicant hired an arborist, who submitted a report identifying the type, size and value of tree removed as well as the type, size and value of replacement trees. The tree removed was a Deodar Cedar evergreen tree approximately 15 m in height, 35 cm in diameter and an estimated value of \$7,700. Based on the assessment of the site debris and past pictures obtained from a neighbour, the arborist determined that the tree was in healthy condition prior to its removal. The report also recommends that two (2) replacement trees (Upsized evergreen trees) be implemented on the subject site. Through an analysis of the air photo of the subject property and submitted arborist report, it was determined that the Deodar Cedar evergreen tree was the only mature tree removed requiring compensation.

Based on the information contained in the arborist report, the following tree replacement and compensation is being recommended:


- Provide immediate tree replacement at a ratio of 2:1. Two (2) replacement evergreen trees (One (1) Deodar Cedar sized at 4 m in height; one (1) Western Red Cedar sized at 4 m in height) are to be planted on the subject property according to the submitted plan (**Attachment 4**). The arborist has indicated that these are the largest specimens that can be planted effectively to ensure future survivability of the trees. Replacement trees are valued at \$1,000 each (\$2,000 total). City staff will require confirmation (i.e. Staff

inspection) that replacement trees have been planted on the subject property prior to forwarding the Rezoning Bylaw to Council for Final Adoption. Replacement trees will also need to be protected (fencing erected around the drip line of the trees) to ensure no damage occurs from construction activity on the site.

- Submission of a Letter of Credit or credible bond in the amount of \$2,000 to ensure that the above-mentioned plantings are implemented and maintained. The City may retain the Letter of Credit or credible bond for a period of up to one year after final building inspection has been given to the proposed dwellings to ensure plant material has survived.
- Submission of \$5,700 to the City of Richmond’s Parks Department (Park reserve fund) for compensation of the tree removed from the property.
- Registration of a Restrictive Covenant to ensure that the replacement trees are maintained and retained in perpetuity.

Conclusion

Staff are satisfied with the replacement and compensation package arranged for the subject property to deal with the issue of tree removal. On this basis, staff support the rezoning application being forwarded to the August 29, 2005 Public Hearing.



Kevin Eng
Planning Technician – Design
(Local 4626)

Please refer to Attachment 3 for a list of rezoning requirements

KE :rg

- Attachment 1: Location Map
- Attachment 2: Original staff report
- Attachment 3: Conditional rezoning requirements
- Attachment 4: Site plan and location of replacement trees



City of Richmond
Urban Development Division

ATTACHMENT 2

Report to Committee
Fast Track Application

To: Planning Committee
From: Raul Allueva
Director of Development
Date: April 28, 2005
File: RZ 05-298445
Re: **Application by Parminder Rishi for Rezoning at 3180 Granville Avenue from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B)**

Staff Recommendation

That Bylaw No. 7946, for the rezoning of 3180 Granville Avenue from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

H. Dube

for
Raul Allueva
Director of Development

RA:ke
Att. 3

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER <i>[Signature]</i>

There are requirements to be dealt with prior to final adoption:

1. Registration of a restrictive covenant limiting driveway access to the corner lot to the southern edge of the Marrington Road frontage; and
2. Dedication of a 4m x 4m road corner cut at the intersection of Granville Avenue and Marrington Road.

[Signature]
Agreement by Applicant
Parminder Rishi

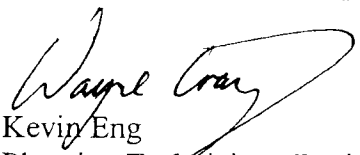
Item	Details
Application	RZ 05-298445
Location	3180 Granville Avenue
Owner	Evelyn Ruth Hinchcliffe
Applicant	Parminder Rishi

Date Received	April 15, 2005
Acknowledgement Letter	April 18, 2005
Fast Track Compliance	April 28, 2005
Staff Report	April 28, 2005
Planning Committee	May 17, 2005

Site Size	742 m ² (7,987 ft ²)
Land Uses	Existing – Single-family Dwelling
	Proposed – Two (2) single-family residential lots (each lot approximately 370.4 m ² or 3,897 ft ²)
Zoning	Existing – Single-Family Housing District, Subdivision Area E (R1/E)
	Proposed – Single-Family Housing District, Subdivision Area B (R1/B)
Planning Designations	OCP General Land Use Map – Neighbourhood Residential OCP Specific Land Use Map – Low Density Residential Lot Size Policy 5447 – Permits subdivision to R1/B <i>Complies with policies and designation</i>
Surrounding Development	To the north, across Granville Ave a multiple residential townhouse complex zoned CD/43 and the driveway entrance to Quilchena Golf and Country Club zoned AG2. To the east, a single-family dwelling zoned R1/B. To the south, a single-family dwelling zoned R1/B. To the west, across Marrington Rd a single-family dwelling zoned R1/B fronting Granville Ave.

Staff Comments	<ul style="list-style-type: none"> The site contains an existing single-family dwelling fronting Granville Ave. The residential character of the neighbourhood is a mix of new and old character single-family dwellings and two-family dwellings.
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<p>Analysis</p>	<ul style="list-style-type: none"> • The proposal to rezone and subdivide the subject site into two (2) single-family residential lots is consistent with Lot Size Policy 5447 and the OCP Land Use designations. • As redevelopment in this Lot Size Policy area continues, the residential character will continue to evolve from older character dwellings on larger lots to newer dwellings on more compact lots. This evolution is evident along the west side of Marrington Rd south of Granville Ave. • A Restrictive Covenant limiting driveway access of the corner lot to the southern edge of the Marrington Rd frontage is required prior to final adoption. • Dedication of a 4 m x 4 m Rd corner cut is required at the intersection of Granville Ave and Marrington Rd. • Staff requested the applicant provide a subdivision layout illustrating potential building envelopes for the proposed lots. The proposed building envelopes maintain a minimum 6 m setback along Granville Ave to ensure a consistent streetscape along Granville Ave (Attachment 3). The provisions of the R1 zone enable the minimum rear yard setback to be reduced from 6 m to 1.2 m provided the side yard setback abutting a public road (i.e. the Granville Ave frontage) is maintained at 6.0 m. A Restrictive Covenant requiring a minimum 6 m building setback from Granville Ave will be required at the subdivision stage. • Staff received a telephone call from an area resident indicating concerns related to the proposed development and urged the resident to submit a letter expressing the specific concerns. • Staff have also advised the applicant to investigate the potential for tree retention on the subject site.
<p>Attachments</p>	<p>Attachment 1 – Location Map; Attachment 2 – Lot Size Policy 5447; Attachment 3 – Proposed Subdivision Plan</p>
<p>Recommendation</p>	<p>The rezoning application is consistent with Lot Size Policy 5447, which permits properties to be subdivided in accordance with the provisions of Single-Family Housing District (R1/B) and also complies with the OCP Land Use Designations. Based on adherence with existing policies and the development already undertaken in the neighbourhood, staff support the proposal.</p>

for 
 Kevin Eng
 Planning Technician - Design
 (4626)



Page 1 of 2

Adopted by Council: September 16, 1991

Amended by Council: July 20, 1998

Area Boundary Amended: October 20th, 2003

POLICY 5447

File Ref: 4430-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 15-4-7

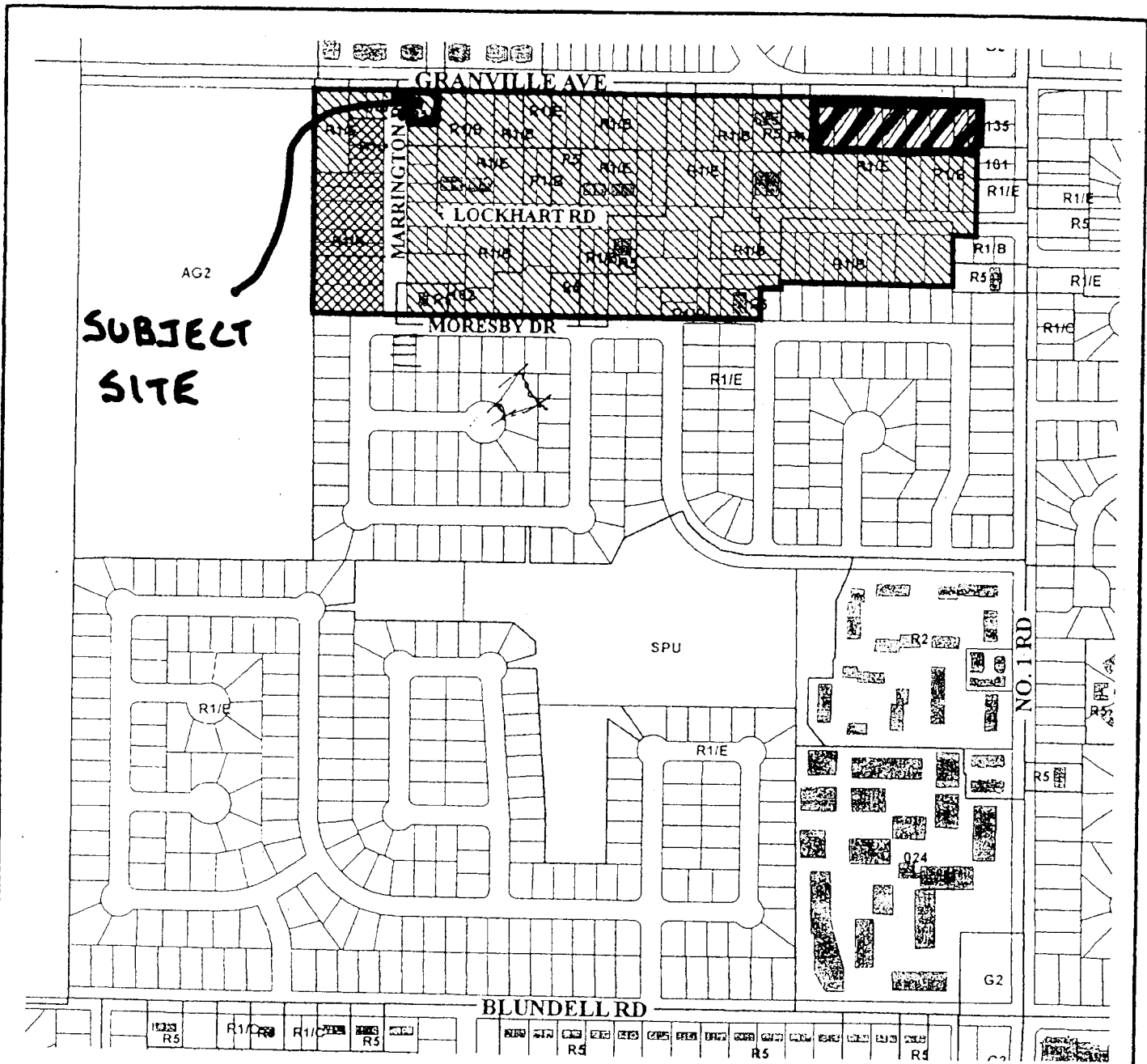
POLICY 5447:

The following policy establishes lot sizes in a portion of Section 15-4-7, located generally between the **south side of Granville Avenue, the west side of Marrington Road, the north side of Moresby Drive and No. 1 Road:**

That properties within the area generally bounded by the south side of Granville Avenue, the north side of Moresby Drive, the west side of Marrington Road and No. 1 Road, in a portion of Section 15-4-7, 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) That properties between and including 3620 and 3780 Granville Avenue be permitted to subdivide as per Single-Family Housing District (R1/C) zoning;
- (b) That properties between and including 7151 and 7031 Marrington Road be permitted to subdivide as per Single-Family Housing District, Subdivision Area K (R1/K) zoning;

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 with the following provisions:



1. Between 3620 and 3780 Granville Avenue R1/C.



2. Between 7151 and 7031 Marrington Road R1/K.



Policy 5447
Section 15-4-7

Adopted Date: 09/16/91

Amended Date: 10/20/03

Note: Dimensions are in METRES

Conditional Rezoning Requirements 3180 Granville Avenue RZ 05-298445

Prior to final adoption of Zoning Amendment Bylaw 7946, the developer is required to complete the following requirements:

1. Dedication of a 4m x 4m road corner cut at the intersection of Granville Avenue and Marrington Road.
2. Registration of a Restrictive Covenant limiting the driveway access to the corner lot to the southern edge of the Marrington Road frontage.
3. Two replacement evergreen trees (1 Deodar Cedar sized at 4 m in height along the Granville Avenue frontage; 1 Western Red Cedar sized at 4m in height along the Marrington Road frontage) are to be planted on the subject property according to the submitted plan attached to the staff report. City staff will require confirmation (i.e. Staff inspection) that replacement trees have been planted on the subject property prior to forwarding the Rezoning Bylaw to Council for Final Adoption. Replacement trees will also need to be protected (fencing erected around the drip line of the trees) to ensure no damage occurs from construction activity on the site.
4. Submission of a Letter of Credit or credible bond in the amount of \$2,000 as a security to ensure the proposed plantings are implemented. The City may retain the Letter of Credit or credible bond for a period of up to one year after final building inspection has been given to the proposed dwellings to ensure plant material has survived.
5. Submission of \$5,700 to the City of Richmond's Parks Department (Park reserve fund) for compensation of the tree removed from the property.
6. Registration of a Restrictive Covenant to ensure that the replacement trees are maintained and retained in perpetuity.

Staff also note that the following will be required at future subdivision stage:

1. Registration of a Restrictive Covenant requiring a minimum 6 m building setback from Granville Avenue.

SIGNED COPY ON FILE

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7946 (RZ 05-298445)
3180 GRANVILLE 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. 000-972-312

Lot A Section 15 Block 4 North Range 7 West New Westminster District Plan 68813

2. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7946**”.

FIRST READING

MAY 24 2005

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by LE
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER