



To: Planning Committee **Date:** June 23, 2011
From: Brian J. Jackson, MCIP **File:** RZ 11-577393
 Director of Development
Re: **Application by 0868256 BC Ltd. for Rezoning at 8160/8162 Clifton Road from**
Single Detached (RS1/E) to Single Detached (RS2/B)

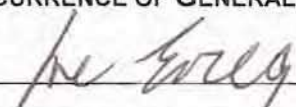
Staff Recommendation

That Bylaw No. 8790, for the rezoning of 8160/8162 Clifton Road from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, be introduced and given first reading.



Brian J. Jackson, MCIP
 Director of Development

ES: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"/>	

Item	Details
Application	RZ 11-577393
Location	8160/8162 Clifton Road (Attachment 1)
Owners	Gurpreet Mann, Narinder Mann and Amanjit Mann
Applicant	0868256 BC Ltd.

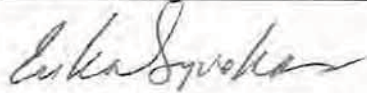
Date Received	April 29, 2011
Acknowledgement Letter	May 18, 2011
Fast Track Compliance	May 26, 2011
Staff Report	June 23, 2011
Planning Committee	September 7, 2011

Site Size	988.9 m ² (10644.4 ft ²)
Land Uses	Existing – One (1) two-family dwelling
	Proposed – Two (2) single-family lots, 497.8 m ² and 491.1 m ² (5358.3 ft ² and 5286.2 ft ²)
Zoning	Existing – Single Detached (RS1/E)
	Proposed – Single Detached (RS2/B)
Planning Designations	<ul style="list-style-type: none"> • Official Community Plan (OCP) Generalized Land Use Map designation – "Neighbourhood Residential" • OCP Specific Land Use Map designation – "Low-Density Residential" • Area Plan or Sub-Area Plan – None • Lot Size Policy 5453 (adopted by Council in 1993; amended in 2001 and 2003) – permits rezoning and subdivision of properties with existing duplexes in accordance with "Single Detached (RS1/B)" (Attachment 2). <p><i>This application conforms with applicable land use designations and policies.</i></p>
Surrounding Development	<ul style="list-style-type: none"> • The subject property is located in an established residential neighbourhood consisting primarily of single detached dwellings on large lots. • Development immediately surrounding the subject lot is as follows: <ul style="list-style-type: none"> ○ To the north is a single detached dwelling zoned "Single Detached (RS1/E)"; ○ To the east are single detached dwellings on large lots zoned "Single Detached (RS1/E)", fronting Cathay Road; ○ To the south is a single detached dwelling zoned "Single Detached (RS1/E)"; ○ To the west is a single detached dwelling zoned "Single Detached (RS1/E)", fronting Cranbrook Avenue

<p>Staff Comments</p>	<p><u>Background</u></p> <ul style="list-style-type: none"> • A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3). <p><u>Trees & Landscaping</u></p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> ○ Seven (7) bylaw-sized trees on adjacent properties at 8140 Clifton Avenue (Trees #1-5) and 8171 Cathay Road (Trees #6 & 7). • The City's Tree Preservation Coordinator reviewed the Arborist's Report and conducted a Visual Tree Assessment. The City's Tree Preservation Coordinator concurs with the Arborist's recommendations to retain and protect the seven (7) offsite trees. • Tree protection fencing as detailed in the Arborist report must be installed to City standard prior to demolition of the existing dwellings on the subject site and must remain in place until construction and landscaping on the future lots is completed. • The legal survey provided also identified a hedge located on City-owned property in the boulevard along Clifton Road. The City's Parks Department has authorized the removal of this hedge due its poor condition. <p>The final Tree Retention Plan is included in Attachment 4.</p> <ul style="list-style-type: none"> • As a condition of rezoning, the applicant is required to submit a contract with a Certified Arborist to ensure protection of retained trees on the five (5) trees located on the adjacent property to the north (8140 Clifton Road) and the two (2) trees located on the adjacent property to the east (8171 Cathay Road). The contract must include provisions to supervise any work to be conducted within the tree protection zone and to ensure that the existing lot grade is maintained within the tree protection zone. The contract must also include the proposed number and stages of site monitoring inspections (e.g. demolition, excavation, installation of perimeter drainage etc), as well as a provision for a post-construction impact assessment report to be submitted to the City for review. • Council Policy 5032, adopted in 1995, encourages property owners to plant and maintain at least two (2) trees on every lot in recognition of the many benefits derived from urban trees. Consistent with this Policy, the applicant has agreed to plant and maintain two (2) trees on each new future lot (minimum 6 cm deciduous calliper/2.5 m coniferous height). To ensure the new trees are planted and maintained, the applicant is required to submit a landscaping security in the amount of \$2,000 (\$500/tree) prior to final adoption of the rezoning bylaw.
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<p>Staff Comments (con't)</p>	<p><u>Affordable Housing</u></p> <ul style="list-style-type: none"> Richmond's Affordable Housing Strategy requires a suite on 50% of new lots, or a cash-in-lieu contribution of 1.00/ft² of total building area towards the City's Affordable Housing Reserve Fund for single-family rezoning applications. The applicant proposes to provide a legal secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. This legal agreement is required prior to rezoning adoption. This agreement will be discharged from Title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied. Should the applicant change their mind prior to rezoning adoption about the affordable housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00/ft² of total building area of the single detached dwellings (i.e. \$5,693). <p><u>Site Servicing & Vehicle Access</u> There are no servicing concerns with rezoning.</p> <p><u>Subdivision</u> At future Subdivision stage, the applicant will be required to pay Servicing Costs.</p> <p><u>Flood Management</u> Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.</p>
<p>Analysis</p>	<p>The subject property is located within an established residential neighbourhood that has seen minimal redevelopment to smaller lot sizes as a result of the Lot Size Policy, which restricts rezoning and subdivision to "Single Detached (RS1/B)" to properties with duplexes. This redevelopment proposal is consistent with the Lot Size Policy as it contains a duplex and is intended to be subdivided into two (2) lots, each approximately 12.6 m wide. Other duplexes within this neighbourhood have the potential to rezone and subdivide in accordance with the Lot Size Policy.</p>
<p>Attachments</p>	<p>Attachment 1 – Location Map/Aerial Photo Attachment 2 – Lot Size Policy 5453 Attachment 3 – Development Application Data Sheet Attachment 4 – Tree Retention Plan</p>

Recommendation	This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with applicable land use designations and policies contained within the OCP, and is consistent with the Lot Size Policy. The list of rezoning considerations is included below, which has been agreed to by the applicant (signed concurrence on file). On this basis, staff recommends support for the application.
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Erika Syvokas
Planning Technician
(604-276-4108)

ES:blg

Prior to final adoption of Zoning Amendment Bylaw 8790, the following items are required to be completed:

1. Submission of a Landscaping Security in the amount of \$2,000 (\$500/ tree) to ensure that the proposed number of trees are planted and maintained.
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of off-site trees to be protected. The Contract should include the scope of work to be undertaken, including: the proposed number and stages of site monitoring inspections (e.g. demolition, excavation, perimeter drainage etc.), and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
3. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$5,693) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

4. Registration of a flood indemnity covenant on Title.

At Demolition stage*, the applicant will be required to:

- Install Tree Protection Fencing around all off-site trees to be protected as shown on the Tree Retention Plan as per the dimensions indicated in the Arborist Report.

Tree Protection Fencing must be installed to City standard prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the future lots is completed.

At Subdivision stage*, the applicant will be required to:

- pay service connection costs.



RZ 11-577393

PLN - 165

Original Date: 05/04/11

Revision Date:

Note: Dimensions are in METRES



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: November 15, 1993

POLICY 5453

Amended by Council: January 15, 2001 *
October 20th, 2003

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 24-4-7

POLICY 5453:

The following policy establishes lot sizes in Section 24-4-7, located in the area generally **bounded by Francis Road, Blundell Road, Railway Avenue and No. 2 Road** as shown on the attached map:

That properties located within the area generally bounded by Francis Road, Blundell Road, Railway Avenue and No. 2 Road in Section 24-4-7, as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw No. 5300, with the following exceptions:

- (i) That lots with existing duplexes be permitted to subdivide as per Single-Family Housing District, Subdivision Area B (R1/B); and



and that this policy be used to determine the disposition of future 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 5300.

* Original Adoption Date In Effect

1081046

SUBJECT PROPERTY



-  Subdivision Permitted as Per R1/E
-  Subdivision of Duplexes Permitted as Per R1/B



Policy 5453
Section 24-4-7

Adopted Date: 11/15/93
Amended Date: 10/20/03



City of Richmond

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

**Development Application
 Data Sheet**

RZ 11-577393 **Attachment 3**

Address: 8160/ 8162 Clifton Road

Applicant: 0868256 BC Ltd.

Planning Area(s): Blundell

	Existing	Proposed
Owner:	Gurpreet Mann, Narinder Mann and Amanjit Mann	To be determined
Site Size (m²):	988.9 m ² (12,605 ft ²)	Two (2) lots – 497.8 m ² and 491.1 m ² (5358.3 ft ² and 5286.2 ft ²)
Land Uses:	One (1) two-family dwelling	Two (2) single-family lots
OCP Designation:	<ul style="list-style-type: none"> Official Community Plan (OCP) Generalized Land Use Map designation – "Neighbourhood Residential" OCP Specific Land Use Map designation – "Low-Density Residential" 	No change
Area Plan Designation:	N/A	No change
702 Policy Designation:	Lot Size Policy 5453 permits rezoning and subdivision of properties with duplexes in accordance with "Single Detached (RS2/B)"	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)

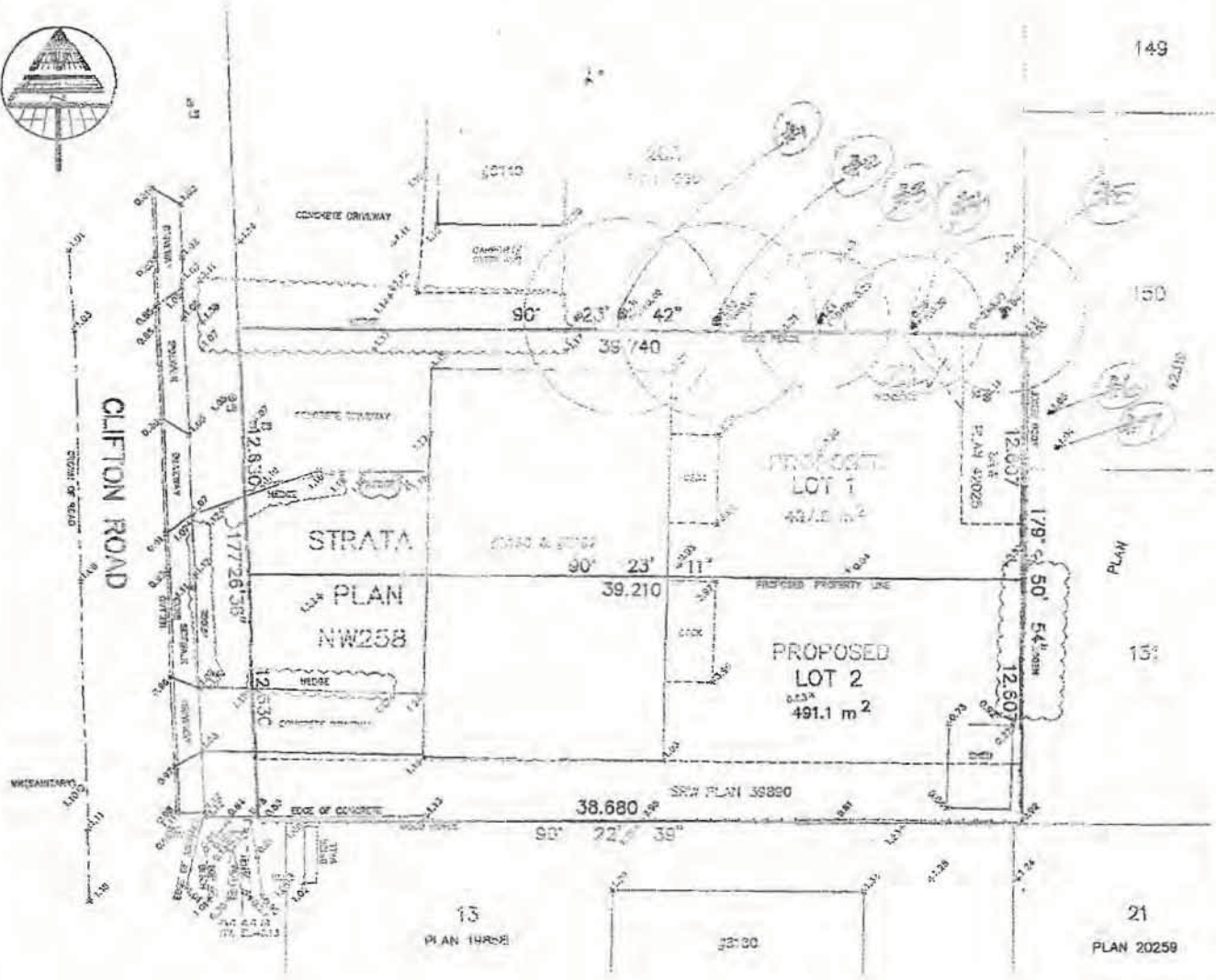
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Setback – Front & Rear Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys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

Other: Tree replacement compensation required for loss of significant trees.

**SURVEY PLAN OF STRATA PLAN NW258 SECTION 24
BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT**

CIVIC ADDRESSES:
8160 & 8162 CLIFTON ROAD
RICHMOND, B.C.

TREE RETENTION PLAN



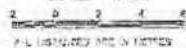
TREES #1-7 TO BE RETAINED

NOTES:

- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND 1991 ALTIMETER DATA (1:10,000) WITH AN ELEVATION OF 1.125 METRES.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS AND LEGAL FIELD SURVEYS.
- ALL INDICATED TREES AS NOTED BY CITY OF RICHMOND BYLAW NO. 8257, ARE DESIGNATED HEREBY.

LEGEND

SCALE 1:150



- INDICATES METRE DIMENSIONS
- INDICATES SPOT ELEVATIONS
- INDICATES LAMP STANDARD
- INDICATES LAMP POST
- INDICATES INTERIOR WALL
- INDICATES INSPECTOR CHAMBER
- INDICATES LIGHT SOURCE
- INDICATES SITE ELEVATION
- INDICATES RIVER VALVE
- INDICATES WATER MAIN
- INDICATES ELECTRICAL BOX
- INDICATES STANDARD BODY POOL

OUTLINED CORRECT
THIS 28TH DAY OF APRIL, 2011



DATE OF SURVEY: APRIL 27, 2011

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MATSON PECK & TOPLESS
SURVEYORS & ENGINEERS
4800 - 11120 HIGHWAY 247
RICHMOND, B.C. V7X 5E7
PH: 604-270-9131
FAX: 604-270-4137
CAPSIF: 16894-001-100-000-077

R-11-16694-TPG CLIENT REF: AZIM BHAYAN



Richmond Zoning Bylaw 8500
Amendment Bylaw 8790 (RZ 11-577393)
8160/8162 Clifton 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 SINGLE DETACHED (RS2/B).

P.I.D. 001-236-733

STRATA LOT 1 SECTION 24 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT STRATA PLAN NW258 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

And

P.I.D. 001-236-741

STRATA LOT 2 SECTION 24 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT STRATA PLAN NW258 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8790".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and requirements.



MAYOR

CORPORATE OFFICER