



# City of Richmond

## Report to Committee

*To: Planning Comm. April 17, 2012*

To: Planning Committee

Date: March 28, 2012

From: Brian J. Jackson, MCIP  
Director of Development

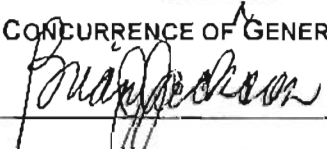
File: RZ 12-596719

Re: Parkland Developments Ltd. has applied to the City of Richmond for permission to rezone 7091 and 7111 Bridge Street from "Single Detached (RS1/F)" to "Single Detached (ZS14)-South McLennan (City Centre)" in order to create 8 new single family lots.

### Staff Recommendation

That Bylaw 8886, for the rezoning of 7091 and 7111 Bridge Street from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)", be introduced and given first reading.

Brian J. Jackson, MCIP  
Director of Development  
(604-276-4138)

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

## Staff Report

### Origin

Parkland Developments Ltd has applied to rezone 7091 and 7111 Bridge Street (**Attachment 1**) from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)" in order to permit an eight (8) lot single-family subdivision. Each lot will front onto Sills Avenue which will require the dedication of the southern portion of the subject site in order to facilitate the completion of this section of Sills Avenue as envisioned in the McLennan South Sub-Area Plan, connecting Bridge Street to the new street called Armstrong Street (**Attachment 2**).

### Findings of Fact

Please refer to the attached Development Application Data Sheet (**Attachment 3**) for a comparison of the proposed development data with the relevant Bylaw requirements.

### Surrounding Development

To the North: At 7071 Bridge Street, a 17 unit, two (2) storey townhouse complex zoned "Town Housing (ZT16) – South McLennan and St. Albans Sub-Area (City Centre)".

To the East: Across Bridge Street, a 45 unit, two (2) storey townhouse complex at 9699 Bridge Street, zoned "Low Density Townhouses (RTL3)".

To the South: Across Sills Avenue, six (6) Single Family lots zoned "Single Detached (ZS15) – South McLennan (City Centre)".

To the West: Two (2) Single Family lots zoned "Single Detached (RS1/F)".

### Related Policies & Studies

#### Official Community Plan

Official Community Plan (OCP) designation: McLennan South Sub-Area Plan, Schedule 2.10D.

#### McLennan South Sub-Area Plan

OCP Sub-Area Land Use Map (**Attachment 4**): Residential, 2 ½ storeys typical (3 storeys maximum), predominately Triplex, Duplex, Single-Family 0.55 base F.A.R.

#### Floodplain Management Implementation Strategy

In accordance with the City's Flood Management Strategy, the minimum allowable elevation for habitable space is 2.9 m GSC or 0.3 meters above the highest crown of the adjacent road. A Flood Indemnity Covenant is to be registered on title prior to final adoption of the rezoning Bylaw.

#### OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is not located within the ANSD policy area and is not subject to noise mitigation measures and the registration of an Aircraft Noise Sensitive Use Restrictive Covenant.

**Public Input**

A notice board is posted on the subject property to notify the public of the proposed development and no public comments have been received to date. Should this application receive first reading, a public hearing will be held.

**Staff Comments**Transportation and Site Access

The Circulation Map contained within the Neighbourhood Plan identifies an east-west road that will ultimately connect Bridge Street to Ash Street to the west (**Attachment 4**). With half of the road already complete with the development of the six (6) lot single family subdivision to the south, this application will complete this portion of Sills Avenue to its full width.

The proposal includes land dedication of the southern portion of the subject site to facilitate the road network in accordance with the area plan. The land requirement to complete the ultimate urban standard of Sills Avenue is eight (8) meters along the entire southern portion of the subject site (**Attachment 2**).

Vehicular access to the individual lots is proposed to be from Sills Avenue. Confirmation on the exact location of the driveways will be done as part of the Servicing Agreement, but should allow for maximization of street parking by clustering the separate access points to Sills Avenue as close as possible.

A credit toward the Development Cost Charges is applicable to the Sills Avenue portion of this application, as it applies to the east-west ring road in accordance with policy. The credit may not refund the entire actual cost of both land and construction of this portion of Sills Avenue.

Trees

An Arborist report and tree survey map (**Attachment 5**) have been submitted and reviewed by City staff for the purpose of assessing the existing trees on the subject property for their removal or retention. It should be noted that trees located within the future road extension of Sills Avenue were not assessed, as the construction of the road will necessitate their removal. Compensation for trees within this road right-of-way is not being sought as Sills Avenue is identified in the Area Plan.

City staff conducted a site visit and recommend that of the 43 existing trees on site, four (4) are good candidates for retention as they are in good condition and are located away from potential development. The remaining 39 trees are either in poor condition, located within the development footprint of the subdivision, located within the lands dedicated for Sills Avenue, or affected by the flood protection bylaw and will need to be removed. Because three (3) of these trees are located within the eight (8) meter wide land dedication for the development of Sills Avenue, they are not to be considered in the 2:1 replacement count. As summarized in the following table, this brings the total number of trees that will need replacing to 36.

**Tree Summary Table**

Item	Number of Trees	Tree Compensation Rate	Tree Compensation Required	Comments
<b>Total On Site Trees</b>	43	-	-	-
<b>Trees To be Retained</b>	4	-	-	To be protected during construction.
<b>Within the dedicated lands for Sills Avenue</b>	3	N/A	None, as the road is required by the Area Plan	Located within excavation and construction zones for roadworks. These trees to be further assessed as part of the SA process.
<b>Overall poor condition, within Single-Family building envelope or grade elevation requirements</b>	36	2:1	72	To be removed, due to conflicts with proposed building locations, poor health, or structure of the trees.

In accordance with City policy, a 2:1 tree replacement ratio is required. Of the 36 trees that are to be removed, 72 will need to be planted in replacement. This results in an average of nine (9) replacement trees per lot. The planting of nine (9) trees per lot would take up substantial space and limit the allowable developable area. Because of this, staff is recommending the optimum number of five (5) trees be planted on each proposed lot to help ensure the survival of the trees in the younger years. The trees that are to be retained will not be included in this count.

**Number of New Trees to be Planted per Lot**

Proposed Lot Numbers	Number of new trees	
1,2,3,5,6 and 7	5 per lot = 30 trees	36 new trees plus 4 retained = 40 total trees
4	1 retained tree plus 4 new trees = 5 trees	
8	3 retained trees plus 2 new trees = 5 trees	
Summary	72 trees required 36 new trees to be planted on the proposed lots 36 tree shortfall	

The 36 remaining trees can be provided through a voluntary payment towards the City's Tree Compensation Fund which the applicant has agreed to provide. Therefore, based on a payment of \$500 per tree, the total contribution to the Tree Compensation Fund is \$18,000.00.

There is one off-site tree that is located on City property that has an impact on this site. This Holly tree is listed in fair condition in the Arborist Report, but is located within the future road right-of-way as part of the Neighbourhood Plan. City staff have reviewed this tree and

recommend its removal. As compensation for this tree, a voluntary cash-in-lieu payment of \$1,300.00 is payable to the City's Tree Compensation Fund.

To ensure the 36 new trees to be planted will survive for a minimum of one year, a security in the form of cash or a letter of credit in the amount of \$18,000.00 (\$500.00 per tree) is to be submitted prior to the adoption of rezoning.

### **Analysis**

#### Proposed Zoning to Single Detached (ZS14) – South McLennan (City Centre)

The proposal to develop single-family homes is consistent with the McLennan South Sub-Area Plan that establishes minimum lot sizes (**Attachment 4**). The policy permits the 11.3 m wide lots which front an east-west road, and a minimum 13 m wide for corner lots. The proposal also meets the minimum lot area requirements of the ZS14 zone.

#### Affordable Housing

In accordance with the Affordable Housing Strategy, the applicant has opted to provide a voluntary contribution of \$1 per buildable square foot of density for all new lots in relation to the proposed zone. This voluntary contribution amount to the Affordable Housing Reserve Fund is \$12,510.00.

#### Utilities and Site Servicing

Engineering has reviewed the submitted servicing plans and have determined that:

- Upgrades to the existing storm system along both Bridge Street and Sills Avenue frontages is required;
- A water analysis is not required. Fire flow calculations are to be submitted at the Building Permit stage; and
- Sanitary analysis and upgrades are not required.

The applicant has agreed to undertake the storm system upgrades. Detailed information on the required work has been provided to the applicant's team and will be outlined as part of the Servicing Agreement.

#### Servicing Agreement and Subdivision

The applicant is to make a separate application for a Servicing Agreement. Some of the notable improvements include:

- Road construction for Sills Avenue to meet with the works done to the development to the south;
- Frontage improvements to include curb and gutter, boulevard and sidewalk in accordance with City standards along Bridge Street and Sills Avenue fronting the subject properties;
- Offsite upgrades to the existing storm system to accommodate the additional lots; and
- Provide water, storm and sanitary services to all the proposed lots, in addition to hydro, telephone and cable.

The applicant has made their Subdivision application and is currently under review.

**Financial Impact**

None expected.

**Conclusion**

The proposed rezoning for the eight (8) lot subdivision meets the requirements of the OCP (McLennan South neighbourhood plan) as well as the zoning requirements set out in the "Single Detached (ZS14) – South McLennan (City Centre)". The proposed road configuration is consistent with the neighbourhood plan and staff is confident the outstanding conditions will be met prior to final adoption. Staff recommend that rezoning application RZ 12-596719 proceed to first reading.



David Johnson  
Planner 2  
(604-276-4193)

DJ:cas

- Attachment 1: Location Map
- Attachment 2: Survey proposal of the subdivision
- Attachment 3: Development Application Data Sheet
- Attachment 4: McLennan South Sub-Area Land Use Map
- Attachment 5: Tree Survey Map
- Attachment 6: Conditional Rezoning Requirements





RZ 12-596719

CNCL - 216

Original Date: 01/12/12

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 12-596719**

Address: 7091 and 7111 Bridge Street

Applicant: Parkland Developments Ltd.

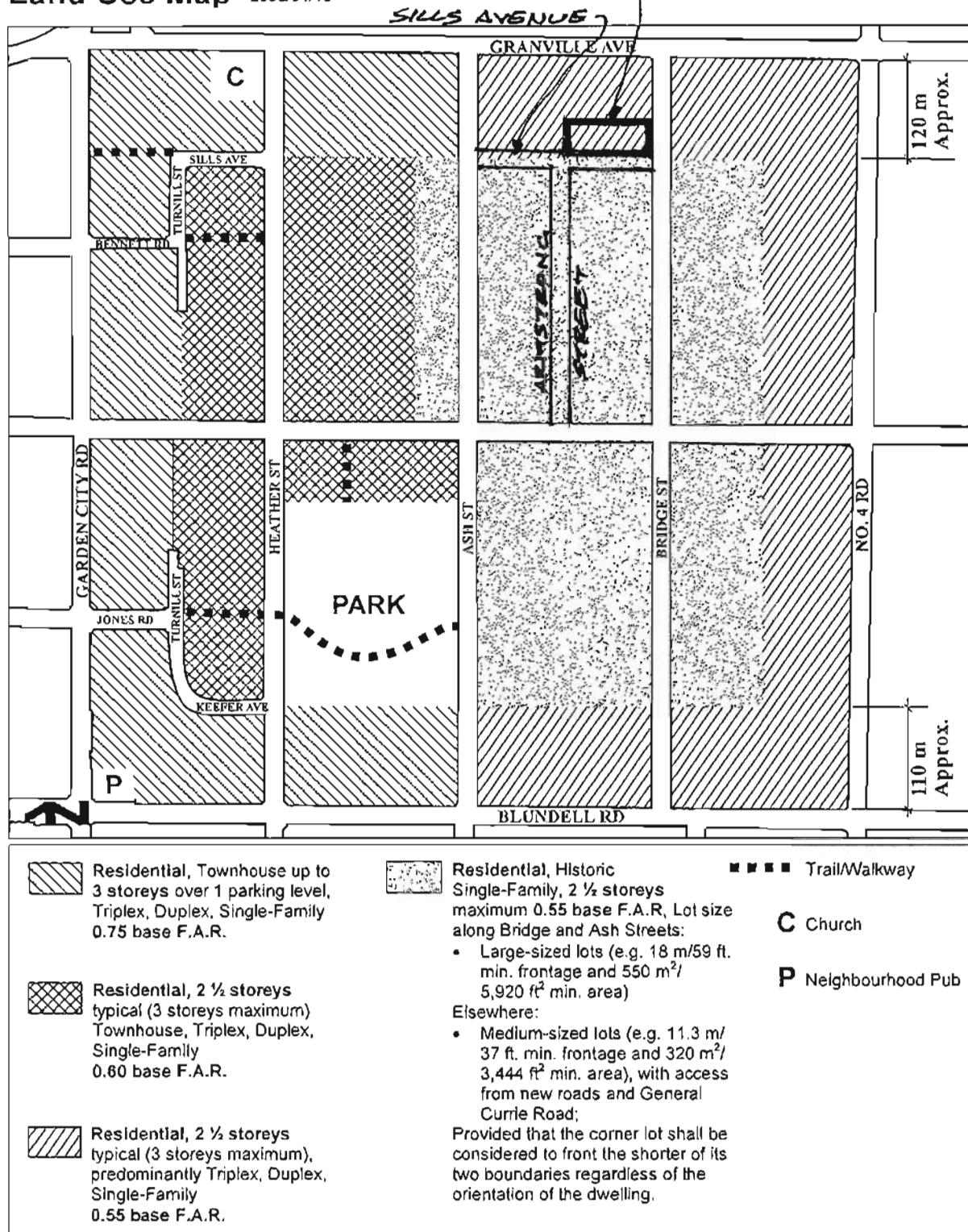
Planning Area(s): City Centre Area, McLennan South Sub-Area Plan (Schedule 2.10D)

	Existing	Proposed
Owner:	Parkland Developments Ltd.	Parkland Developments Ltd.
Site Size (m <sup>2</sup> ):	3,530.0 m <sup>2</sup>	2,803.0 m <sup>2</sup> The gross site area is reduced by: <ul style="list-style-type: none"> <li>8.0 m wide dedicated right-of-way (Sills Avenue) along the site's south edge for road, complete with 4m x 4m corner cut at Bridge Street.</li> </ul>
Land Uses:	Single-family residential	No change
OCP Designation:	Residential	No change
Area Plan Designation:	Residential, "Historic Single-Family" 2 1/2 storeys max. - 0.55 floor area ratio (FAR)	No change
Zoning:	Single-Family Housing District, Subdivision Area F (R1/F)	<b>Single Detached (ZS14) – South McLennan (City Centre)</b>
Number of Units:	2 single-family dwellings	8 single-family dwellings

On Future Subdivided Lots	Bylaw Requirement (ZS14)	Proposed	Variance
Floor Area Ratio:	Max. 0.55 FAR for the first 464.5m <sup>2</sup> of lot size, then 0.30 FAR for the remainder. Plus additional areas for covered areas, off-street parking, and floor area above garage.	0.55 FAR as no proposed lots exceed 464.5m <sup>2</sup>	none permitted
Lot Size (area)	Min. 320.0 m <sup>2</sup>	Min. 345.0 m <sup>2</sup>	none
Lot Size (width)	11.3 m 13.0 m at corner lot	7 lots at 11.34 m 1 corner lot at 13.03 m	none

City of Richmond

## Land Use Map

Bylaw 7892  
2005/04/18SUBJECT SITE  
7091 & 7111 BRIDGE ST.

**Note:** Sills Avenue, Le Chow Street, Keefer Avenue, and Turnmill Street are commonly referred to as the "ring road".

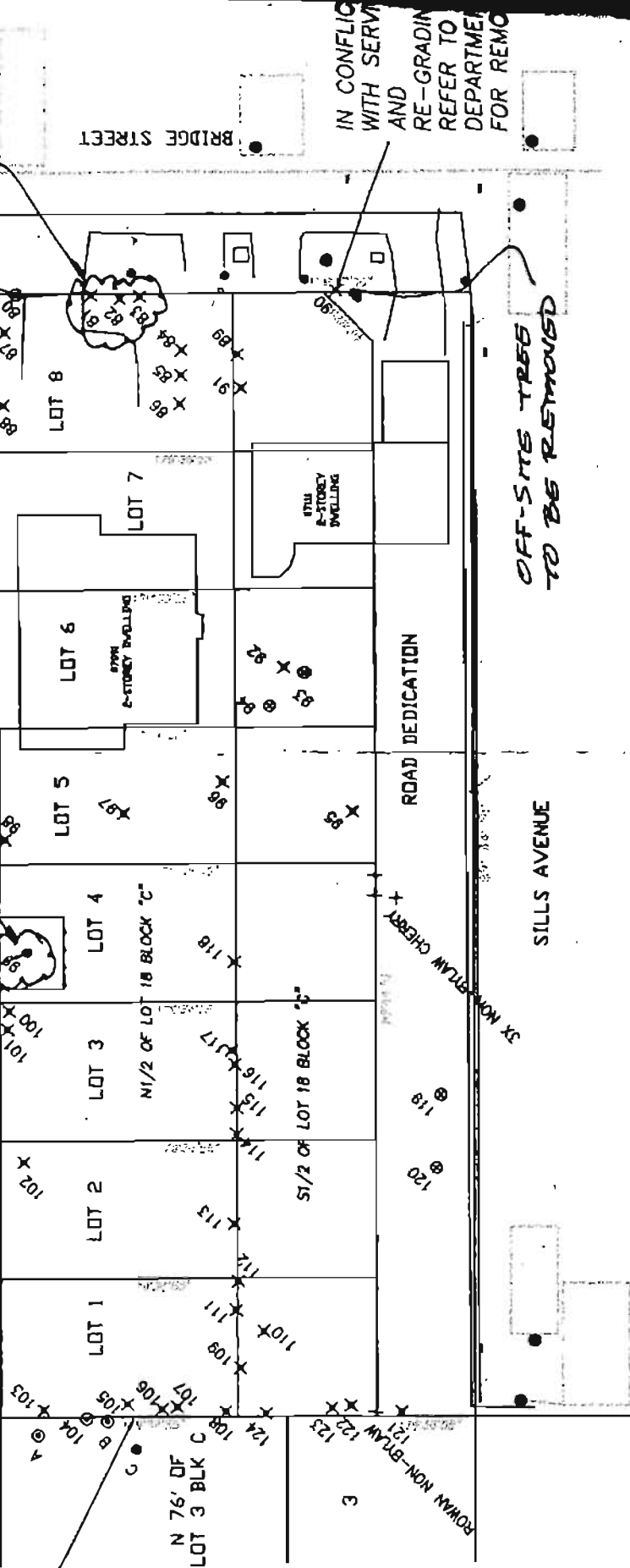
PROTECT 3M X 3M  
SET-BACK. TREE  
WELL REQUIRED.

STRATA PLAN BCS2131

RETAIN

RETAIN

ATIONS  
TO BE  
ED OUT  
CULTURE N 76' OF  
VISION: LOT 3 BLK C  
CLING  
TO BE  
ED BY  
CT  
ST.



ALL TREES NOTED TO BE REMOVED EXCEPT WHERE INDICATED

TREE PROTECTION FENCE DETAIL  
NOT TO SCALE

POSTS 2.4m O.C.  
2.4m (8ft) WOOD POST  
PLASTIC SHOCK FENCE AFFIXED TO WOOD POST

## Conditional Rezoning Requirements

### 7091 and 7111 Bridge Street RZ 12-596719

**Prior to final adoption of Zoning Amendment Bylaw 8886, the developer is required to complete the following:**

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. 8.0 meter road dedication along the entire south property line for the provision of constructing Sills Avenue, including an additional 4.0 meter x 4.0 meter corner cut for Sills Avenue and Bridge Street.
3. City acceptance of the developer's offer to voluntarily contribute \$18,000.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City. This contribution is based on the shortfall of trees to be planted in accordance with the City's 2:1 replacement policy.
4. City acceptance of the developer's offer to voluntarily contribute \$1,300.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City. This contribution is based on the replacement of the tree located on City property that affects the development of the subject lands.
5. Submission of a Tree Survival Security to the City in the amount of \$18,000.00 for the 36 replacement trees to be planted on the proposed lots.
6. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
7. Registration of a flood indemnity covenant on title.
8. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$12,510.00) to the City's Affordable Housing Reserve Fund.

**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 proposal to build a secondary suite on three (3) of the eight (8) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

9. Enter into a Servicing Agreement\* for the design and construction of frontage improvements to Bridge Street and Sills Avenue, along with site servicing and upgrades to the City's storm sewer system. Works include, but may not be limited to:
  - a) Design & construction of half road construction along the entire frontage on Sills Avenue, and half road upgrading along the entire frontage on Bridge Street.
  - b) Works on Sills Avenue to include, but not limited to: road widening (based on 8.5m pavement width), curb & gutter, 1.5m conc. sidewalk, grass & treed blvd., and "Zed" street lighting.
  - c) Works on Bridge Street to include, but not limited to: road widening, curb & gutter, a 3.85m grass & treed boulevard complete with hydro/telephone preducting, a 1.5m sidewalk (0.31m off the P.L.), and "Zed" street lighting to match existing improvements immediately north of the subject site.
  - d) Design to include water, storm and sanitary service connections for each lot. Each lot to be serviced with Underground Hydro, Tel. & Cable. Design should also include any upgrading as required via the Capacity Analysis.

**Prior to Building Permit Issuance, the developer must complete the following requirements:**

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. 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.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Obtain a Building Permit (BP)\* for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

**Note:**

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.  
All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.  
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

[Original signature on file]

Signed \_\_\_\_\_

Date \_\_\_\_\_



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 8886 (RZ 12-596719)  
7091 AND 7111 BRIDGE STREET**

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 (ZS14) – SOUTH MCLENNAN (CITY CENTRE)**.

P.I.D. 001-179-853

The North Half of Lot 18 Block "C" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

P.I.D. 004-106-881

South Half Lot 18 Block "C" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8886"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

_____
_____
_____
_____
_____
_____



\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER