



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee

Date: December 3, 2014

From: Wayne Craig
Director of Development

File: RZ 14-668415

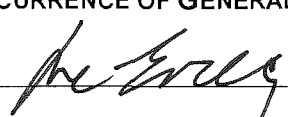
Re: Application by Sandhill Homes Ltd. for Rezoning at 6500 Granville Avenue from Single Detached (RS1/E) to Compact Single Detached (RC2)

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9186, for the rezoning of 6500 Granville Avenue from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.


Wayne Craig
Director of Development

WC:blg
Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

Staff Report

Origin

Sandhill Homes Ltd. has applied to the City of Richmond for permission to rezone the property at 6500 Granville Avenue from “Single Detached (RS1/E)” zone to “Compact Single Detached (RC2)” zone to permit subdivision into two (2) lots with vehicle access from an existing rear lane on the south property line. A two-storey dwelling which currently exists on the lot will be demolished. A map and aerial photograph showing the location of the subject site is included in Attachment 1. The proposed subdivision plan is provided in Attachment 2.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is included in Attachment 3.

Surrounding Development

To the north, across Granville Avenue, are single-family lots zoned “Single Detached (RS1/E)” fronting Granville Crescent.

To the east, is a lot zoned “Single Detached (RS1/E)”. Lots further east along Granville Avenue are zoned “Single Detached (RS1/E),” “Compact Detached (RC1)” and “Town Housing (ZT40) – East Livingstone.”

To the south, directly across the existing rear lane, are single-family lots zoned “Single Detached (RS1/B)”.

To the west, directly across Livingstone Gate, are two (2) single-family lots zoned “Single Detached (RS1/B)”.

Related Policies & Studies

2041 Official Community Plan (OCP)

The Official Community Plan (OCP) designation of the subject site is “Neighbourhood Residential” (NRES). The proposed rezoning and subdivision is consistent with the OCP land use designation.

Arterial Road Policy

The Arterial Road Policy supports residential densification in certain areas along the City’s Arterial Roads. The proposed redevelopment complies with the Arterial Road Development Map in the OCP Bylaw 9000, which identifies the subject site for future Arterial Road compact lot development.

Flood Management

The proposed redevelopment must meet the requirements of Richmond Flood Plain Designation and Protection Bylaw No. 8204. A Flood Indemnity Covenant is required to be registered on Title prior to final adoption of the rezoning bylaw.

Public Consultation

The rezoning information sign has been installed on the subject site. City staff have not been notified of any concerns expressed by the public regarding the proposed redevelopment.

Analysis

Preliminary Architectural and Landscape Plans

To address the treatment of the proposed corner lot interface, the applicant has submitted preliminary architectural plans for building elevations of the proposed corner lot (see Attachment 4). Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title to ensure that the final building design for the proposed corner lot is generally consistent with the attached plans. Future Building Permit plans must also comply with City regulations and staff will ensure that plans are generally consistent with the registered legal agreement for building design.

The applicant has submitted a preliminary landscape plan to address the treatment of the proposed west corner lot interface and the arterial road interface of both proposed lots (see Attachment 5). Prior to final adoption of the rezoning bylaw, the applicant is required to submit a Final Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, along with a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including all required replacement trees, fencing, paving and installation costs).

Vehicle Access and Site Servicing

There are no site servicing concerns regarding the proposed rezoning.

Vehicle access to both proposed lots is to be from the existing rear lane in accordance with Residential (Lot) Vehicular Access Regulation Bylaw No. 7222. A Restrictive Covenant registered on Title will be required prior to final adoption of the rezoning bylaw to ensure that vehicle access to the future corner lot is from the rear lane only.

Trees and Landscaping

A Certified Arborist's Report and proposed Tree Retention Plan have been submitted by the applicant. The report identifies five (5) bylaw-sized trees and three (3) under-sized trees on-site. The Arborist's Report recommends the retention of four (4) bylaw-sized trees and the removal and replacement of one (1) bylaw-sized tree on-site. The proposed Tree Retention Plan is shown in Attachment 6.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, has conducted an on-site visual tree assessment, and concurs with the Arborist's recommendations as follows:

- The following four (4) trees located on-site are identified to be in good condition and are to be retained and protected as per the Arborist's Report specifications:

Tree Tag# / ID	DBH (cm)	Species	Location
971	67	Douglas Fir	West subject site (along west property line)
A	15x2	Holly	West subject site (SW corner)
B	14+5+7	Holly	West subject site (SW corner)
C	13+16	Holly	West subject site (SW corner)

- One (1) Douglas fir tree located at the northwest corner of the subject site (Tag# 972) has been historically topped. This tree is not a good candidate for retention and should be removed and replaced.

Tree protection fencing is to be installed on-site around the four (4) bylaw-sized trees (Trees Tag#971, A, B and C). Tree protection fencing is to be installed to City standard and in accordance with the City's Bulletin TREE-03 prior to demolition of existing buildings and must remain in place until all construction and landscaping works on the proposed lots are completed.

A contract must be entered into between the applicant and a Certified Arborist for the supervision of any works conducted within close proximity to the tree protection zones of the trees to be retained. The contract must include the scope of work to be undertaken, including the proposed number of site monitoring inspections (at specified stages of construction) and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.

To ensure the protection of the four (4) bylaw-sized trees to be retained, the applicant is required to complete the following prior to final adoption of the rezoning bylaw:

- Submission of a Tree Survival Security in the amount of \$4,000 for trees Tag# 971, A, B and C on-site. Upon completion of construction and landscaping works, a landscaping inspection is to be conducted at the request of the applicant to verify tree survival and 50% of the security will be released pending tree survival. The remaining 50% of the security will be released one (1) year after the initial inspection pending tree survival.

Consistent with the 2:1 tree replacement ratio specified in the OCP, the applicant will be required to plant two (2) replacement trees on-site. According to the preliminary landscape plan submitted by the applicant, two (2) replacement trees will be planted on the subdivided lots (see Attachment 5). The costs for the two (2) trees to be planted and maintained on the future lots are to be included as part of the cost estimate for the landscaping security, which must be submitted with the Final Landscape Plan prior to final adoption of the rezoning bylaw.

Affordable Housing Strategy

For Single-Family rezoning applications, Richmond's Affordable Housing Strategy requires a secondary suite within a dwelling on 50% of new lots created through rezoning and subdivision, or a cash-in-lieu contribution of \$1.00/ft² of total building area towards the City's Affordable Housing Reserve Fund.

The applicant proposes to provide a legal secondary suite in the dwelling on one (1) of the two (2) lots proposed 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. Registration of the legal agreement is required prior to final adoption of the rezoning bylaw. 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.

Note: Should the applicant change their mind 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 to be constructed (i.e., \$4,207).

Subdivision and Future Development Stage

At Subdivision stage, the applicant will be required to pay servicing costs and enter into a standard Servicing Agreement with the City for the design and construction of engineering and infrastructure upgrades along Granville Avenue, Livingstone Gate and the existing rear lane as outlined in Attachment 7. Works will include water upgrades, storm sewer works, sanitary sewer works and frontage improvements. The developer will also be required to negotiate and install private utilities.

Financial Impact or Economic Impact

None.

Conclusion

This rezoning application to permit the subdivision of an existing lot into two (2) smaller lots zoned "Compact Single Detached (RC2)" complies with applicable policies and the land use designations outlined within the Official Community Plan (OCP), and with the Richmond Zoning Bylaw 8500.

The applicant has agreed to the list of rezoning considerations (signed concurrence on file) associated with this application listed in Attachment 7.

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9186 be introduced and given first reading.



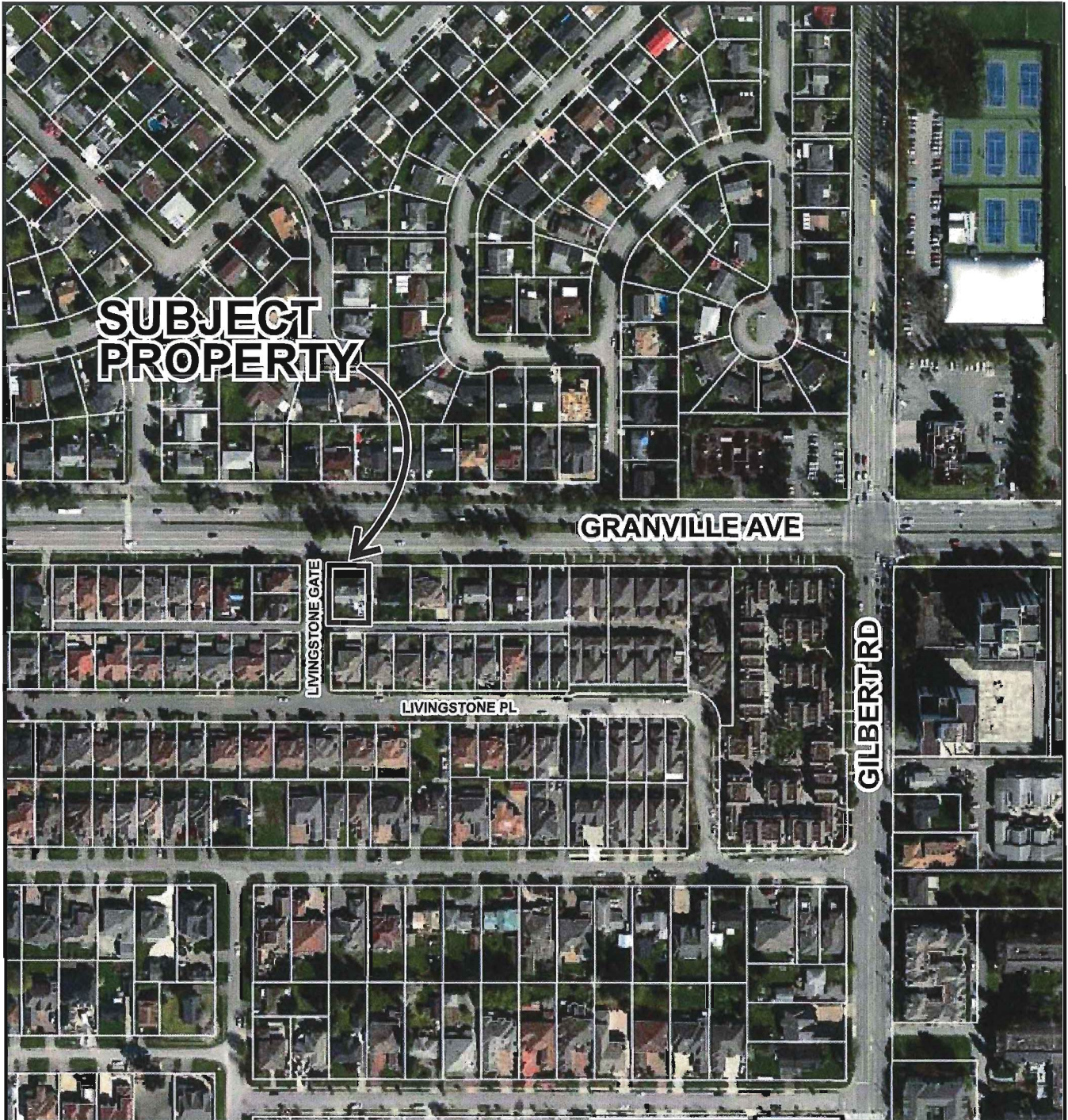
Andrew Yu
Planning Technician (Temp)
(604-204-8518)

AY:blg

- Attachment 1: Location Map & Aerial Photograph
- Attachment 2: Preliminary Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Preliminary Architectural Elevation Plan
- Attachment 5: Preliminary Landscape Plan
- Attachment 6: Proposed Tree Retention Plan
- Attachment 7: Rezoning Considerations



City of
Richmond



RZ 14-668415

Original Date: 08/27/14

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SITE PLAN OF LOT 19
EXCEPT: PART SUBDIVIDED BY PLAN 81420
SEC 18 BLK 4 NR 6 WEST NWD PLAN 12891**

LEGEND

- DENOTES LEAD PLUG FOUND
- DENOTES STANDARD IRON POST FOUND
- ⊞ DENOTES WATER METER
- ⊞ DENOTES CATCH BASIN - TOP ENTRY
- ⊞ CB DENOTES CATCH BASIN - ROUND
- ⊞ PP DENOTES UTILITY POLE
- ⊞ DENOTES STREET LIGHT - DAVIT
- ⊞ DENOTES LIGHT - POST TOP
- MH-S DENOTES SANITARY MANHOLE
- MH-D DENOTES STORM MANHOLE
- ⊙ DENOTES TREE AND CANOPY EXTENT
- x DENOTES GROUND ELEVATION

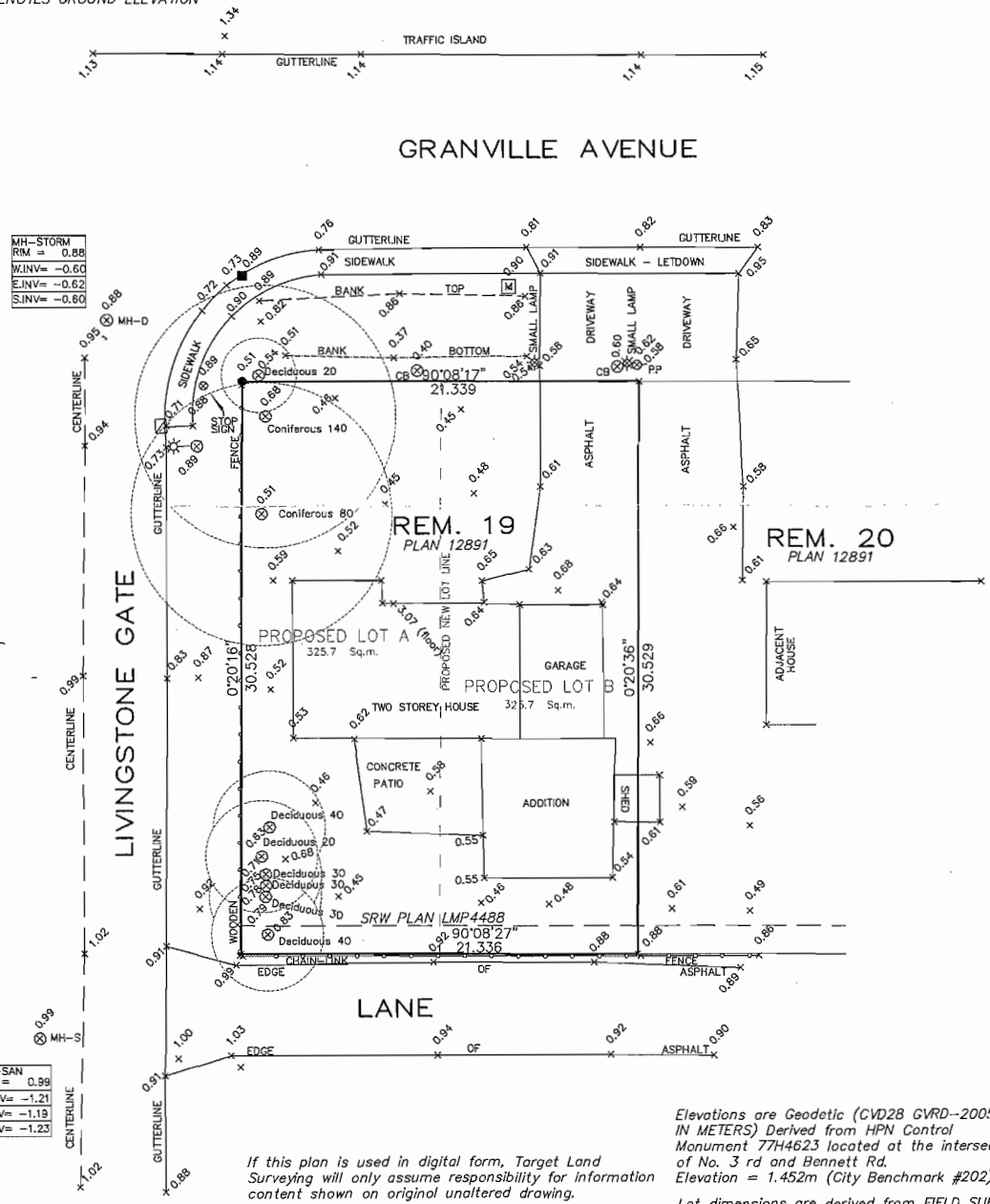
SCALE 1 : 250

2.5 0 5 10
ALL DISTANCES ARE IN METRES

CIVIC ADDRESS:

6500 Granville Avenue, Richmond, B.C.
P.I.D. 009-748-598

SURVEY DATE: July 11, 2014



MH-STORM	RIM = 0.88
W.INV = -0.60	
E.INV = -0.62	
S.INV = -0.60	

MH-SAN	RIM = 0.99
W.INV = -1.21	
E.INV = -1.19	
S.INV = -1.23	

Elevations are Geodetic (CVD28 GVRD-2005 - IN METERS) Derived from HPN Control Monument 77H4623 located at the intersection of No. 3 rd and Bennett Rd. Elevation = 1.452m (City Benchmark #202)
Lot dimensions are derived from FIELD SURVEY.

If this plan is used in digital form, Target Land Surveying will only assume responsibility for information content shown on original unaltered drawing.

Tree diameters are taken at 1.4m above grade and are shown in cm. All trees 20cm and larger on project are shown.

This plan does not show non-plan charges/ liens or interests.
Spot elevations along curb are taken in gutter

This Plan was prepared for architectural design and permit purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.

AM FULKERSON
CERTIFIED CORRECT
DATED THIS 18th DAY OF JULY, 2014.
M. Adam Fulkerson
B.C.L.S.

PLN - 41

TARGET
LAND SURVEYING
SURREY B.C.
604-583-6161
FILE: 7325_sitetop



RZ 14-668415

Attachment 3

Address: 6500 Granville Avenue

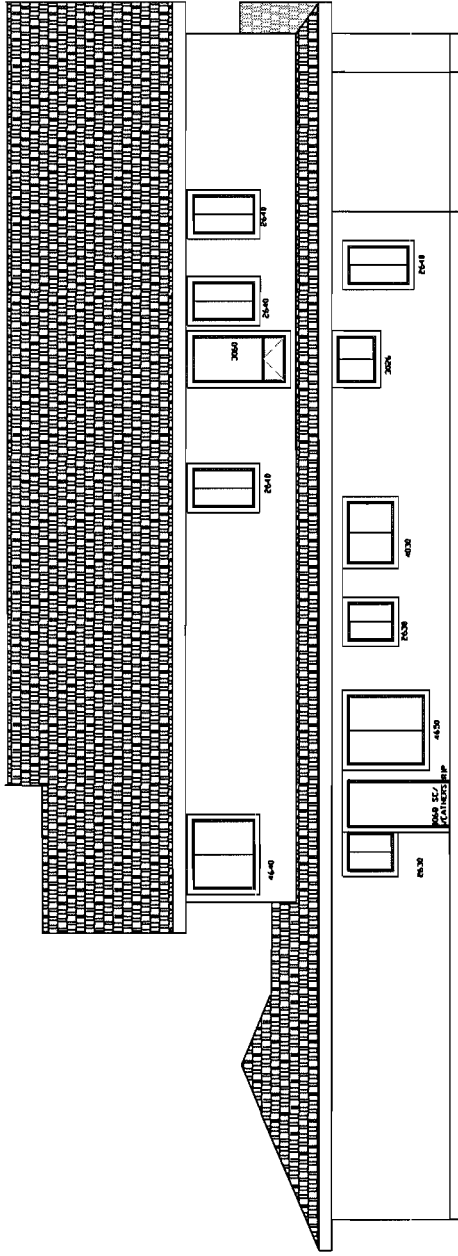
Applicant: Sandhill Homes Ltd.

Planning Area(s): Blundell

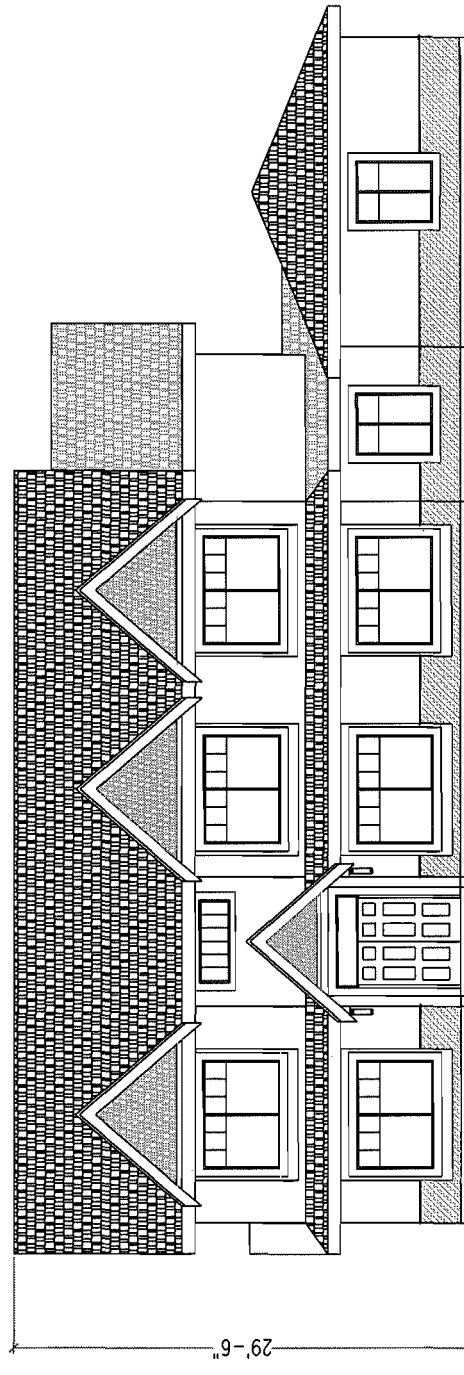
	Existing	Proposed
Owner:	Garry White/Linda White	To be determined
Site Size (m²):	651.4 m ²	325.7 m ² (proposed west lot) 325.7 m ² (proposed east lot)
Land Uses:	Single family residential	No change
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Compact Detached (RC2)
Number of Lots:	1	2
Other Designations:	Arterial Road Policy designates the subject site for future compact lot development.	Complies

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Coverage – Building, Structures and non-porous surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping with live plant material:	Min. 20%	Min. 20%	none
Setback – Front and Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Setback – Exterior Side Yards (m):	Min. 3 m	Min. 3 m	none
Height:	Max. 2½ storeys	Max. 2½ storeys	none
Lot Size:	Min. 270 m ²	325.7 m ² (proposed west lot) 325.7 m ² (proposed east lot)	none
Lot Width:	Min. 9 m	10.7 m (proposed west lot) 10.7 m (proposed east lot)	none
Lot Depth:	Min. 24 m	30.5 m (proposed west lot) 30.5 m (proposed east lot)	none

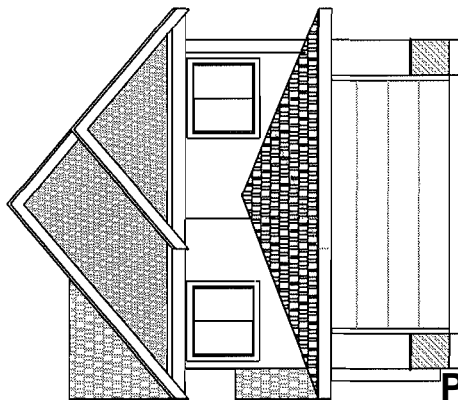
Other: Tree replacement compensation required for loss of significant trees.



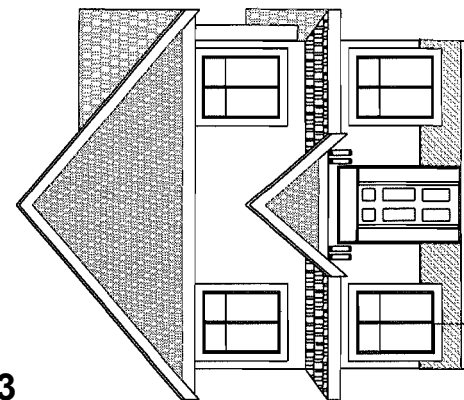
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

PLN - 43

Note: PRELIMINARY

Tree Management Plan - 6500 Granville Ave

July 23, 2014



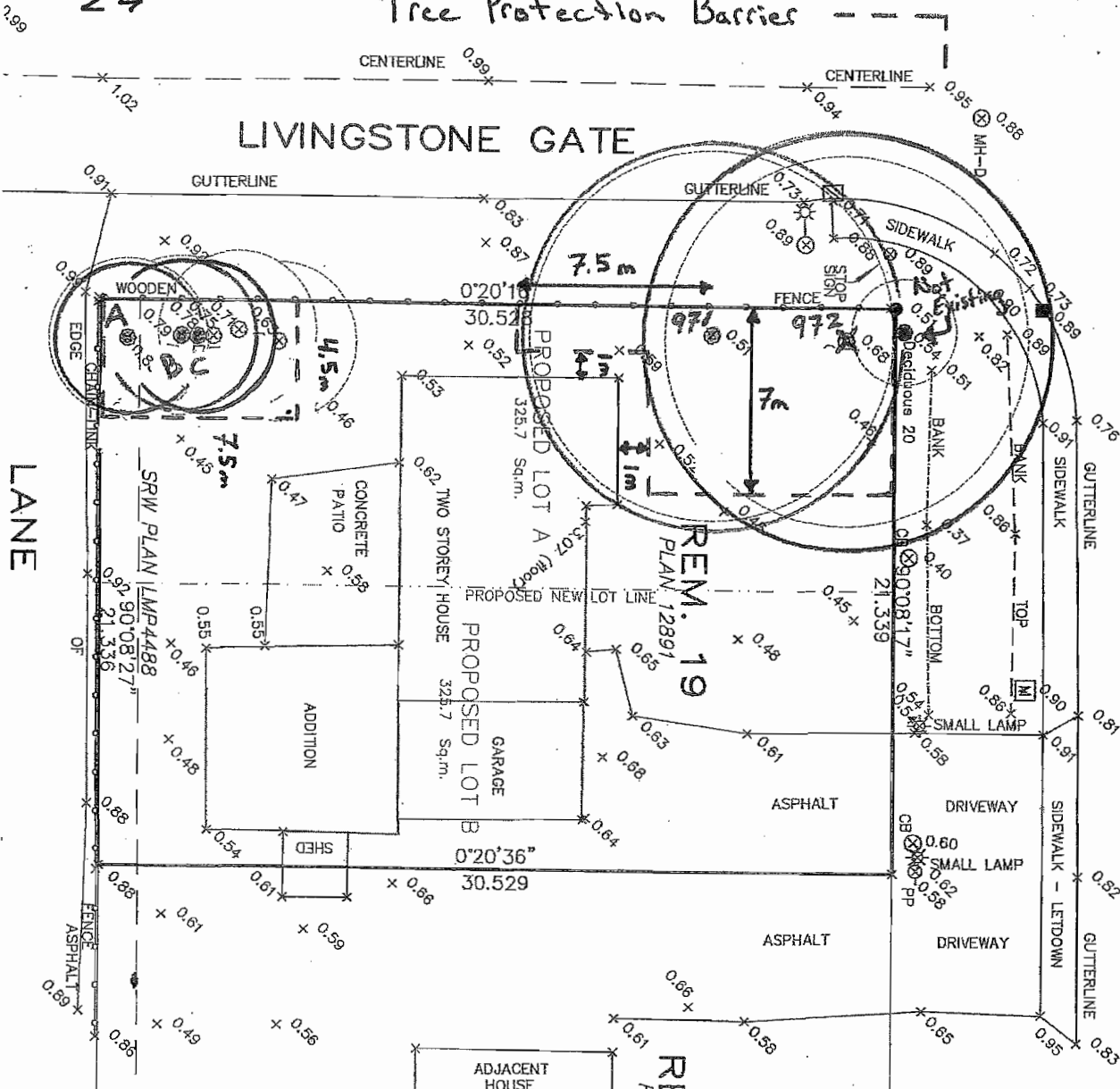
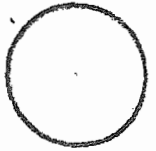
Scale (m)

Retain Tree ● 100

Remove Tree X 101

Tree Protection Barriers - - -

Crown Dripline ○



Tree Management Plan:
6500 Granville Ave. Richmond, B.C.

Tree Information Table

Tree I.D.	Species Common Name (Botanical Name)	DBH (cm)	Crown Radius (m)
971	Douglas Fir (<i>Pseudotsuga menziesii</i>)	67	7.3
972	Douglas Fir (<i>Pseudotsuga menziesii</i>)	85	8.0
A	Holly (<i>Ilex</i>)	15 x 2	2.7
B	Holly (<i>Ilex</i>)	14+5+7	2.7
C	Holly (<i>Ilex</i>)	13+16	2.7

Tree Replacement Table

Prairie Fire Crabapple (<i>Malus 'Prairie Fire'</i>)
Dawycyk Gold Beech (<i>Fagus sylvatica 'Dawycyk Gold'</i>)
Crimson Sentry Norway Maple (<i>Acer platanoides 'Crimson Sentry'</i>)
Bloodgood or Emperor Japanese Maple (<i>Acer palmatum</i>)

PLN - 45



Address: 6500 Granville Avenue

File No.: RZ 14-668415

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9186, the developer is required to complete the following:

1. Dedication of a 4 m x 4 m corner cut on the southeast corner of Granville Avenue and Livingstone Gate.
2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - Comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line.
 - Include a mix of coniferous and deciduous trees.
 - Include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report.
 - Include the two (2) required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	6 cm		3.5 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.

3. 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 the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$4,000 for the four (4) trees to be retained. Upon completion of all construction and landscaping works, a landscaping inspection is to be conducted at the request of the applicant to verify tree survival and 50% of the security will be released pending tree survival. The remaining 50% of the security will be released one (1) year after the initial inspection pending tree survival.
5. Registration of a flood indemnity covenant on title.
6. Registration of a legal agreement on title ensuring that the only means of vehicle access to the corner lot is from the existing rear lane and that there be no access from Livingstone Gate.
7. Registration of a legal agreement on Title ensuring that the final building design for the proposed corner lot is generally consistent with the submitted preliminary architectural elevation plans.
8. 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. \$4,207) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

At Demolition Permit* Stage, the developer must complete the following requirements:

1. 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.

At Subdivision* Stage, the developer must complete the following requirements:

1. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure upgrades. Works include, but may not be limited to:

Water Works:

- Using the OCP Model, there is 172 L/s of water available at a 20 psi residual at the Granville Avenue frontage. Based on the proposed development, the site requires a minimum fire flow of 95 L/s. Once the applicant has confirmed the building design at the Building Permit stage, the applicant must submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow.
- At the Developers cost, the City is to:
 - Cut and cap the existing 20 mm diameter water connection.
 - Install two (2) new 25 mm water connections tie-in to Granville Avenue complete with meter boxes at the property line within the boulevard along Granville Avenue.

Storm Sewer Works:

- At the Developers cost, the City is to:
 - Upgrade two (2) existing storm service connections and IC's located along the north property line of the subject site to meet City's engineering standards.

Sanitary Sewer Works:

- At the Developers cost, the City is to:
 - Cut and cap the existing sanitary service connection and remove the existing IC at the south end of the subject property.
 - Install a new IC at the adjoining subdivided property line complete with new service connections to the proposed subdivided lots.

Frontage Improvements:

- The Developer is responsible for the following frontage improvements:
 - Granville Avenue - behind the existing curb/gutter, provide a new landscaped/treed boulevard (minimum 1.5 m wide) and a concrete sidewalk (minimum 1.5 m wide).
 - Livingstone Gate- behind the existing curb/gutter, provide a new landscaped/treed boulevard (minimum 1.5 m wide) and a concrete sidewalk (minimum 1.5 m wide).
 - Rear lane- upgrade the lane to provide a roll-over curb on the north side; maintain/provide 5.1 m wide pavement width.
 - Lane improvements are to meet the City's engineering standard lighting, north-south roll over curbs and catch basins/asphalt modifications as required to provide adequate drainage.
 - Provide a 4 m x 4 m corner cut on the southeast corner of Granville Avenue and Livingstone Gate.
 - Parking to be provided per zoning bylaw requirements.

Private Utilities:

- The Developer is to coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground the service lines for the proposed development.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks).

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. 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.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[signed copy on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9186 (RZ 14-668415)
6500 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 Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "COMPACT SINGLE DETACHED (RC2)".

P.I.D. 009-748-598

Lot 19 Except: Part Subdivided by Plan 81420, Section 18 Block 4 North Range 6 West New Westminster District Plan 12891

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9186".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Horizontal lines for signature or date entry corresponding to the reading stages.

CITY OF RICHMOND
APPROVED by BIC
APPROVED by Director or Solicitor
[Signature]

MAYOR

CORPORATE OFFICER