



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: January 25, 2017
File: RZ 16-735119

Re: Application by Ajit Thaliwal and Raman Kooner for Rezoning at
9320 Dixon Avenue from "Single Detached (RS1/B)" to "Single Detached
(RS2/K)"

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9624, for the rezoning of 9320 Dixon Avenue from "Single Detached (RS1/B)" to "Single Detached (RS2/K)", be introduced and given first reading.

J.C.
WC
Wayne Craig
Director, Development

WC:blg
Att. 7

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

Staff Report

Origin

Ajit Thaliwal and Raman Kooner have applied to the City of Richmond for permission to rezone 9320 Dixon Avenue from the "Single Detached (RS1/B)" zone to the "Single Detached (RS2/K)" zone to permit the property to be subdivided to create two (2) single-family lots with vehicle access from Dixon Avenue (Attachment 1). The proposed subdivision plan is shown in Attachment 2. There is an existing home on the property, which would be demolished.

Findings of Fact

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

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North, across Dixon Avenue: Two (2) single-family dwellings on lots zoned "Single Detached (RS1/B)," fronting Dixon Avenue.
- To the South: A townhouse complex on a lot zoned "Low Density Townhouses (RTL1)," with vehicle access from Dayton Avenue.
- To the East and West: Single-family dwellings on lots zoned "Single Detached (RS1/B)," fronting Dixon Avenue.

Related Policies & Studies

Official Community Plan/Broadmoor Area Plan

The subject property is located in the Broadmoor planning area. The Official Community Plan (OCP) designation for the subject property is "Neighbourhood Residential" (Attachment 4). The proposed rezoning is consistent with this designation.

The subject property is located within the area governed by the Ash Street Sub-Area Plan contained in the OCP. The land use designation for the subject property is "Low Density Residential" (Attachment 5). The proposed rezoning is consistent with this designation.

The Ash Street Sub-Area Plan permits development of lands outside of designated infill sites shown on the Land Use Map to be governed by the City's normal development application process. Lots fronting Dixon Avenue on this block range from widths of 10.63 m to 22.60 m. The proposed rezoning and subdivision would result in lots 11.31 m wide; generally consistent with other properties in the area. There are six (6) existing lots zoned "Single Detached (RS1/K)" on this block to the east of the subject property. Two (2) additional properties across Dixon Avenue have similar subdivision potential.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing; where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Existing Legal Encumbrances

There is an existing 3.0 m wide statutory right-of-way (SRW) across the entire south property line for the sanitary sewer; which will not be impacted by this application. The applicant is aware that encroachment into the SRW is not permitted.

Transportation and Site Access

Vehicle access is proposed from Dixon Avenue via separate driveway crossings to each new lot.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses one (1) bylaw-sized tree on the subject property.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the findings of the applicant's arborist:

- One (1) 59 cm DBH Siberian Elm tree on the subject site (Tag # 999) has structural defects (linear crack in trunk, cavities developing where limb was removed) and 30% of the upper canopy is in conflict with an overhead hydro line. In addition, this tree is located 53 cm below existing street grade, and will be impacted by required grade changes on City property for street improvements. The tree will be removed and replaced at a 2:1 ratio.

Tree Replacement

The applicant wishes to remove the one (1) on-site tree (Tag # 999). The 2:1 replacement ratio would require a total of two (2) replacement trees. Council Policy No. 5032 requires the

Conclusion

The purpose of this application is to rezone 9320 Dixon Avenue from the "Single Detached (RS1/B)" zone to the "Single Detached (RS2/K)" zone; to permit the property to be subdivided to create two (2) single-family lots.

This rezoning application complies with the land use designations and applicable policies for the subject site contained within the OCP and Richmond Zoning Bylaw 8500.

The list of rezoning considerations is included in Attachment 7; which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9624 be introduced and given first reading.



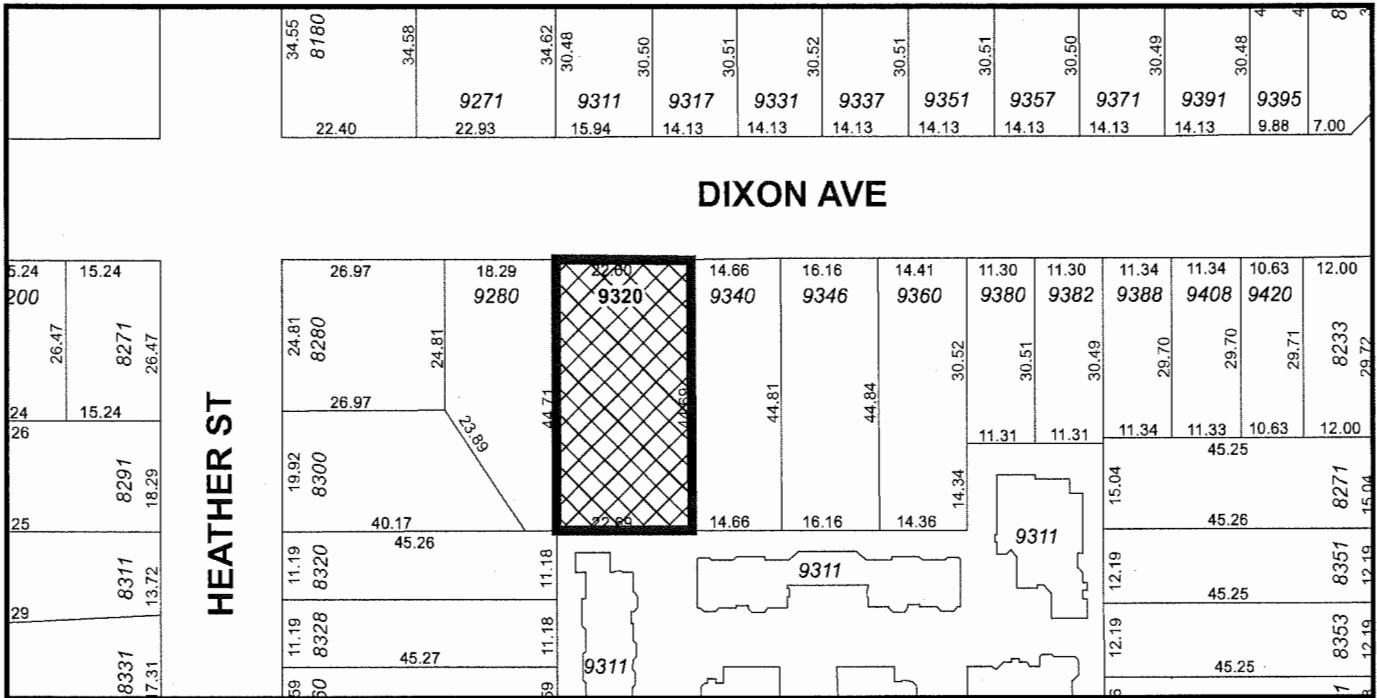
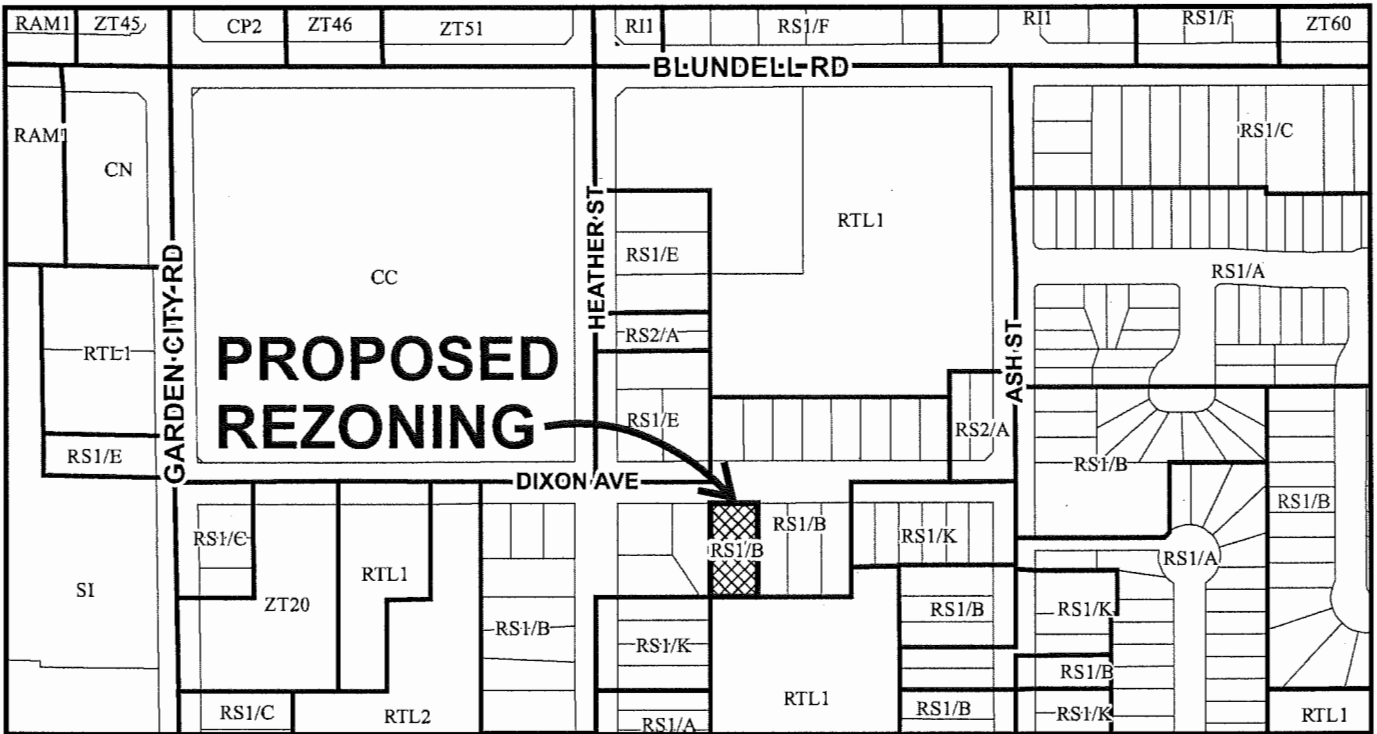
Jordan Rockerbie
Planning Technician
(604-276-4092)

JR:blg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Broadmoor Area Land Use Map
- Attachment 5: Ash Street Sub-Area Plan
- Attachment 6: Tree Management Plan
- Attachment 7: Rezoning Considerations



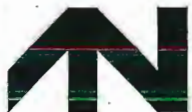
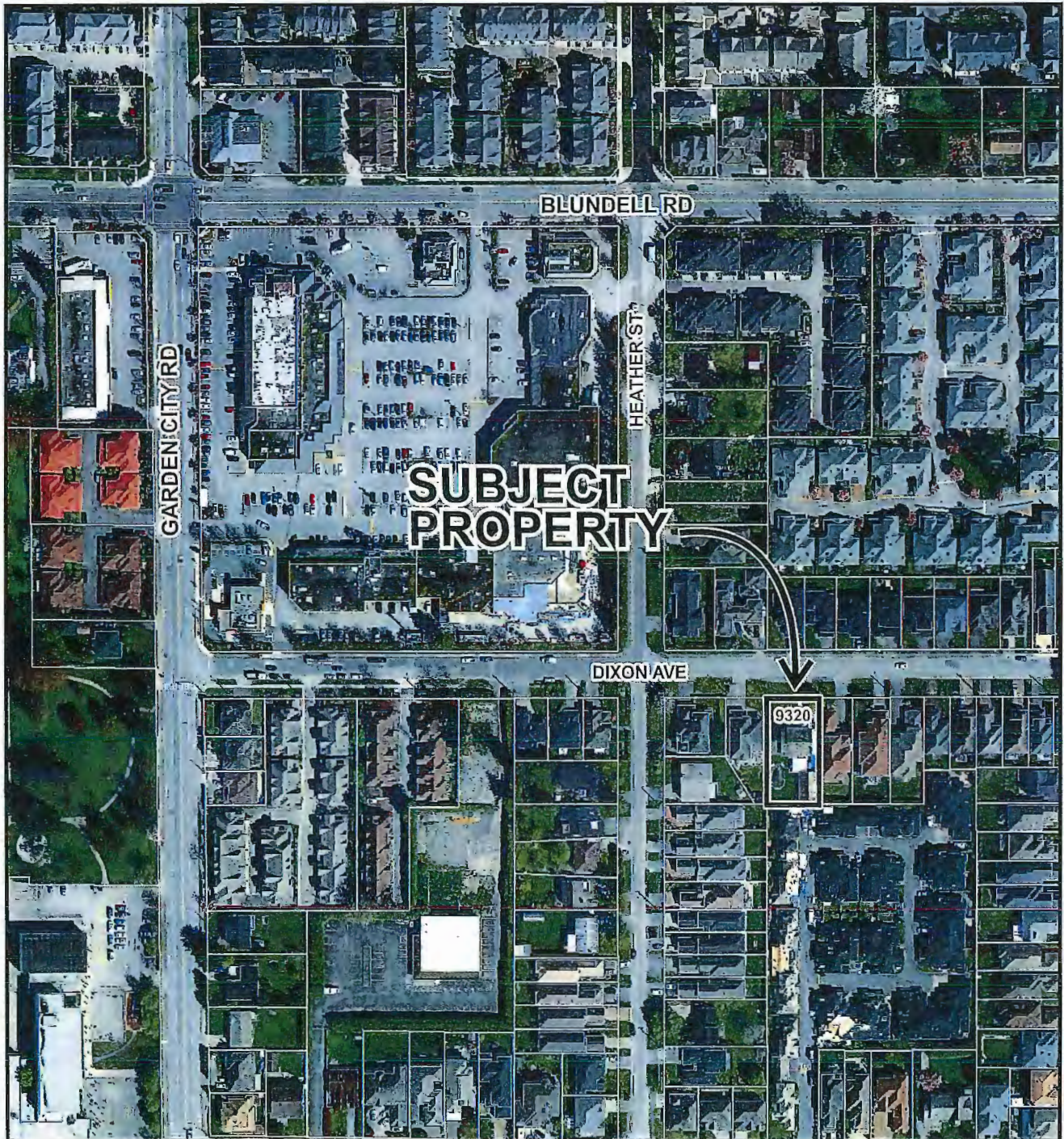
City of
Richmond



	RZ 16-735119	Original Date: 07/11/16
		Revision Date:
		Note: Dimensions are in METRES



City of
Richmond



RZ 16-735119

Original Date: 07/11/16

Revision Date:

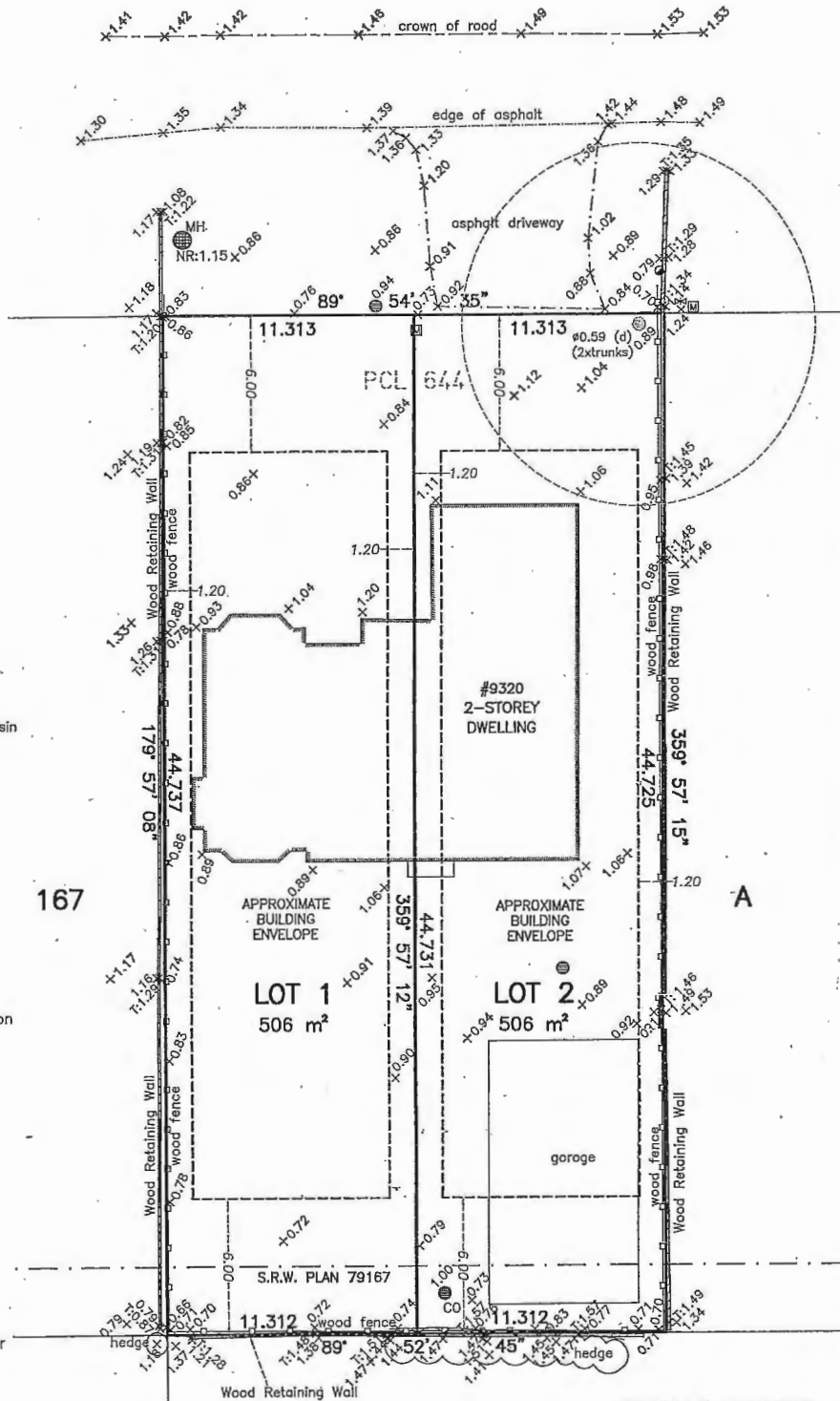
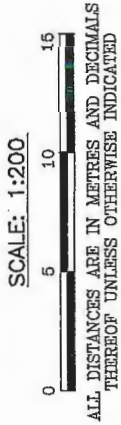
Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF PARCEL "644"
SECTION 22 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER
DISTRICT REFERENCE PLAN 66597

#9320 DIXON AVENUE,
 RICHMOND, B.C.
 P.I.D 003-890-643

DIXON AVENUE

Benchmark:
 Nail in Aluminum
 Tag: JCT#5400
 Elevation: 1.49m



- LEGEND:**
- (d) denotes deciduous
 - denotes power pole
 - denotes round catch basin
 - MH denotes manhole
 - denotes water meter
 - ⋈ denotes water valve
 - CO denotes cleanout
 - T denotes top of wall
 - NR denotes north rim

NOTE:
 Elevations shown are based on City of Richmond HPN Benchmark network.
 Benchmark: HPN #234, Control Monument 77H4891 Elevation = 1.125 metres
 (Benchmark: HPN #204, Control Monument 02H2452 Elevation = 1.559 metres)

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 J. C. Tam and Associates
 Canada and B.C. Land Surveyor
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: office@jctam.com
 Website: www.jctam.com
 Job No. 6497
 FB-304 P146-149; FB-309 P4
 Drawn By: MY

STRATA PLAN NW2965

CERTIFIED CORRECT:
 LOT DIMENSION ACCORDING TO
 FIELD SURVEY.

Johnson C. Tam
 JOHNSON C. TAM, B.C.L.S.

MAY 12th, 2016.



RZ 16-735119

Attachment 3

Address: 9320 Dixon Avenue

Applicant: Ajit Thaliwal and Raman Kooner

Planning Area(s): Broadmoor – Ash Street Sub-Area

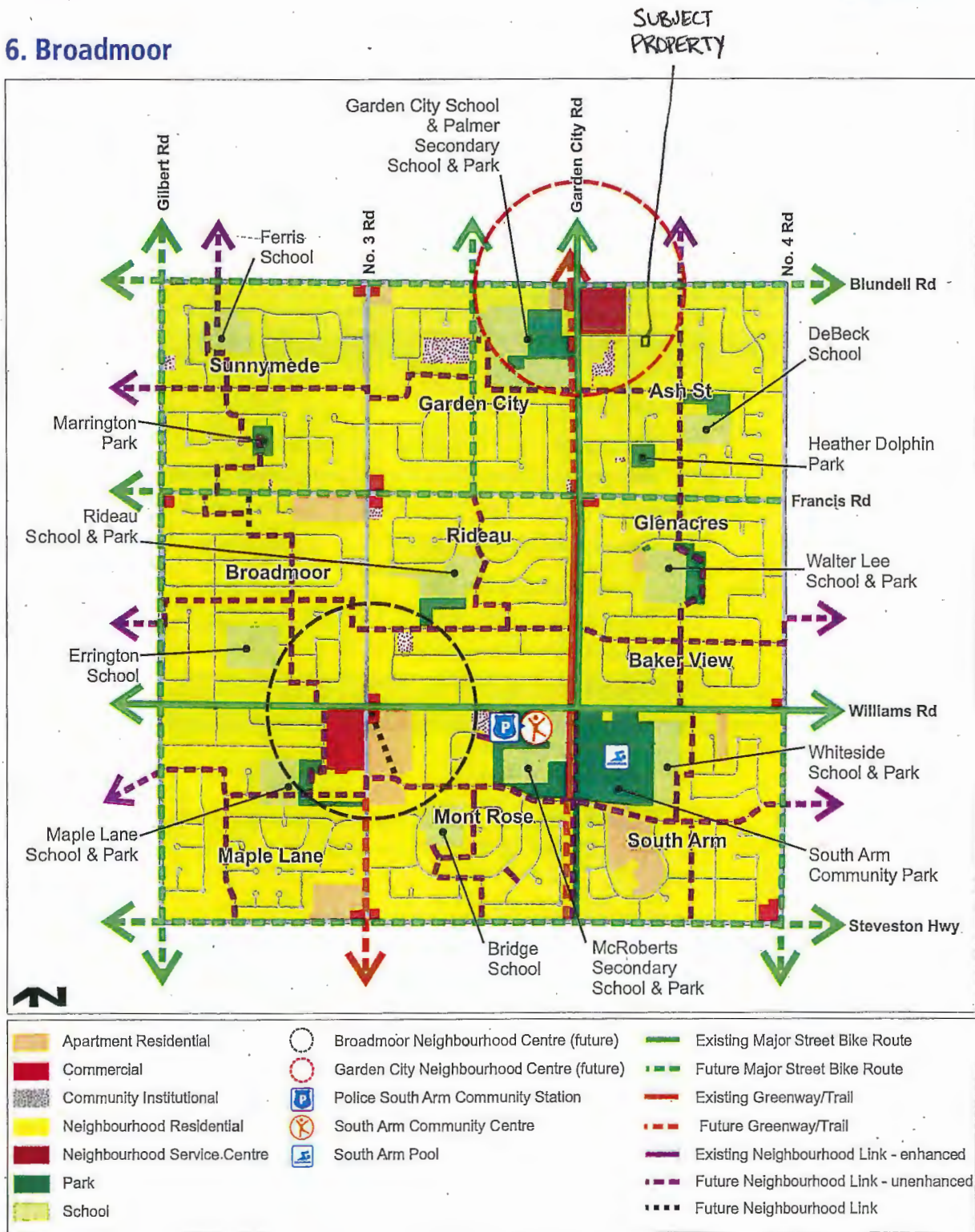
	Existing	Proposed
Owner:	Malhi Construction Ltd. 0754912 BC Ltd.	To be determined
Site Size (m²):	1,012 m ²	Lot 1: 506 m ² Lot 2: 506 m ²
Land Uses:	One (1) single-family home	Two (2) single-family homes
OCP Designation:	Neighbourhood Residential	No change
Sub-Area Plan Designation:	Low Density Residential	No change
Zoning:	Single Detached (RS1/B)	Single-Detached (RS2/K)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	None permitted
Buildable Floor Area (m ²):*	Lot 1: Max. 267.9 m ² (2,883.9 ft ²) Lot 2: Max. 267.9 m ² (2,883.9 ft ²)	Lot 1: Max. 267.9 m ² (2,883.9 ft ²) Lot 2: Max. 267.9 m ² (2,883.9 ft ²)	None permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70%	Building: Max. 45% Non-porous Surfaces: Max. 70%	None
Lot Size:	Min. 315 m ²	506 m ²	None
Lot Dimensions (m):	Width: Min. 10 m Depth: Min. 24 m	Width: 11.31 m Depth: 44.73 m	None
Setbacks (m):	Front: Min. 6 m Rear: Min. 6 m Side: Min. 1.2 m	Front: Min. 6 m Rear: Min. 6 m Side: Min. 1.2 m	None
Height:	Max. 9.0 m	Max. 9.0 m	None

Other: Tree replacement compensation required for loss of bylaw-sized trees.

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

6. Broadmoor

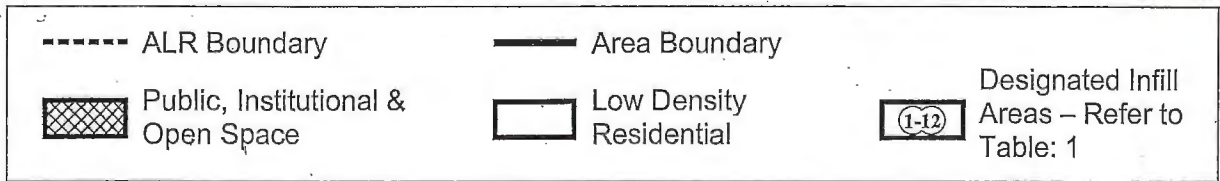
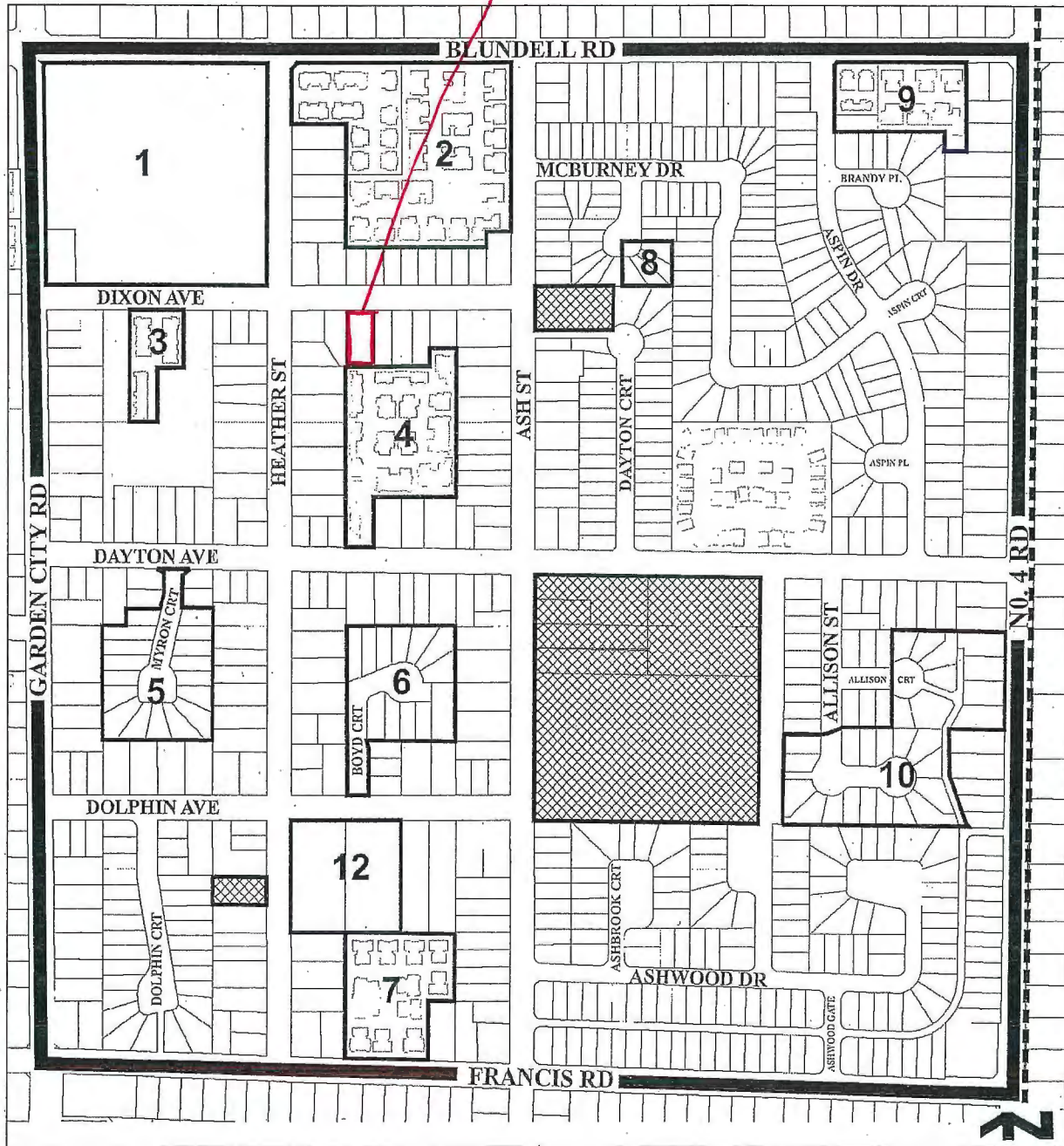


City of Richmond

Land Use Map

Bylaw 9489
2016/07/18

SUBJECT
PROPERTY





City of Richmond

Rezoning Considerations

Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 9320 Dixon Avenue

File No.: RZ 16-735119

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9624, the developer is required to complete the following:

1. Submission of a Landscape Security in the amount of \$2,000 (\$500/tree) to ensure the planting of two (2) trees on each lot proposed, for a total of four (4) trees. The required trees should result in a mix of coniferous and deciduous species, and be of the following minimum size:

No. of Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	10 cm	5.5 m
2	6 cm	3.5 m

2. Registration of a flood indemnity covenant on Title.
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 both 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.

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

1. 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 Department at 604-276-4285.

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

1. The following servicing works and off-site improvements are to be completed through a cash contribution based on a City cost estimate for the City to manage the design and construction of the works:

Water Works

- Using the OCP model, there is 234 L/s of water available at a 20 psi residual at the Dixon Avenue frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit stage building designs.
- At Developer's cost, the City is to:
 - Install two (2) new water service connections, complete with meter and meter box, at the Dixon Avenue frontage.
 - Cut and cap, at main, the existing water service connection.

Storm Sewer Works

- At Developer's cost, the City is to:

- Install a new storm service connection at the adjoining property line of the two (2) newly subdivided lots, complete with inspection chamber and dual service leads.
- Cut, cap, and remove the existing storm service connection and inspection chamber STIC42263.

Sanitary Sewer Works

- At Developer's cost, the City is to:
 - Install a new sanitary service connection at the adjoining property line of the two (2) newly subdivided lots, complete with inspection chamber and dual service leads.
 - Cut, cap, and remove the existing sanitary service connection and inspection chamber SIC1516.

Frontage Improvements

- The Developer is required to:
 - Coordinate with BC Hydro, Telus, and other private communication service providers:
 - 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, etc.). These should be located on-site.
 - Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$12,430.00 cash-in-lieu contribution for the design and construction of frontage upgrades as set out below:
 - Concrete Curb and Gutter (EP.0641) \$4,520.00
 - Pavement Widening (EP.0643) \$7,910.00

General Items

- The Developer is required to:
 - Enter into, if required, 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, 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.

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

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9624 (RZ 16-735119)
9320 Dixon 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 **“SINGLE DETACHED (RS2/K)”**.

P.I.D. 003-890-643

Parcel “644” Section 22 Block 4 North Range 6 West New Westminster District Reference Plan 66597

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9624”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER