



# City of Richmond

## Report to Committee Fast Track Application Planning and Development Department

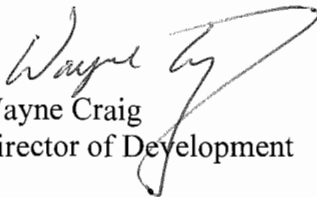
**To:** Planning Committee  
**From:** Wayne Craig  
Director of Development

**Date:** March 3, 2014  
**File:** RZ 13-650300

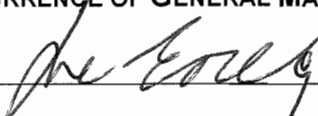
**Re:** Application by Raman Kooner for Rezoning at 9140 Dolphin Ave from Single Detached (RS1/B) to Single Detached (RS2/K)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9129, for the rezoning of 9140 Dolphin Ave from "Single Detached (RS1/B)" to "Single Detached (RS2/K)", be introduced and given first reading.

  
Wayne Craig  
Director of Development

CL:blg  
Att.

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

**Staff Report**

<b>Item</b>	<b>Details</b>	
Applicant	Raman Kooner	
Location	9140 Dolphin Avenue (see <b>Attachment 1</b> )	
Development Data Sheet	See <b>Attachment 2</b>	
Zoning	Existing: "Single Detached (RS1/B)"	
	Proposed: "Single Detached (RS2/K)"	
OCP Designation	Neighbourhood Residential (NRES)	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Broadmoor (Ash Street Sub-Area) Plan Designation	Low Density Residential (see <b>Attachment 3</b> )	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Affordable Housing Strategy Response	Consistent with the Affordable Housing Strategy for single-family rezoning applications, the applicant proposes to build a legal secondary suite within the principal dwelling on one (1) of the two (2) lots proposed.	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Flood Management	Registration of a flood indemnity covenant on title is required prior to final adoption of the rezoning bylaw.	
Surrounding Development	North:	One (1) newer dwelling on a large-sized lot zoned "Single Detached (RS1/B)", directly across Dolphin Avenue.
	South:	One (1) dwelling on a medium-sized lot zoned "Single Detached (RS1/B)", fronting Dolphin Court.
	East:	Three (3) newer dwellings on small to medium-sized lots zoned "Single Detached (RS1/B)" and "Single Detached (RS1/K)", one (1) of which fronts Dolphin Avenue and two (2) of which front Heather Street.
	West:	Three (3) dwellings on medium-sized lots zoned "Single Detached (RS1/B)", fronting Dolphin Court.
Rezoning Considerations	See <b>Attachment 4</b> .	

**Staff Comments**

Related Policies & Studies

The redevelopment of the subject site is governed by the Ash Street Sub Area Plan, which dictates that property designated for low-density residential development outside of the 'infill' sites be "guided by the City's normal Development Application process". Rezoning applications for sites outside of designated 'infill' areas are thus considered on their own merits. Staff determined that houses on lots zoned "Single Detached (RS2/K)" do fit into the character of the neighbourhood as there are existing small lots in the area. The applicant's lot is shown as being outside designated 'infill' sites in the Ash Street Sub Area Land Use Map (**Attachment 3**).

Background

The proposed rezoning would enable a subdivision to create two (2) smaller lots from an existing large lot on the south side of Dolphin Avenue between Dolphin Court and Heather Street in the

Broadmoor Planning Area (Ash Street Sub-Area). Each new lot would be a minimum of 10 m wide and 440 m<sup>2</sup> in area. A topographic survey and proposed subdivision plan is shown in **Attachment 5**.

### Trees & Landscaping

A Certified Arborist's Report was submitted by the applicant; which identifies and provides recommendations on tree retention and removal relative to the proposed development. The report identifies one (1) undersized tree on-site (tag # 1), one (1) undersized shrub on-site (tag # 2), and one (1) bylaw-sized tree on-site (tag # 3).

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

- Retain the Flowering Cherry tree located on-site in the rear yard (tag # 3), due to its good condition and location outside of the building envelope. Tree protection fencing is required to be installed in accordance with City's Tree Protection Information Bulletin TREE-03. Tree protection fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the proposed lots is completed.
- Remove one (1) undersized Douglas Fir in the front yard and one (1) undersized shrub located in the rear yard (tag # 1 and 2), due to their size and low landscape value.

The proposed Tree Retention Plan is shown in **Attachment 6**.

To ensure that the Flowering Cherry tree (tag # 3) survives, the applicant is required to submit the following items prior to final adoption of the rezoning bylaw:

- A contract with a Certified Arborist for supervision of any works conducted within close proximity to the tree protection zone. The contract must include the scope of work to be undertaken, including a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
- A security in the amount of \$1,000 (to reflect the 2:1 tree replacement ratio at \$500/tree). Following completion of construction and landscaping on-site, the applicant must request a landscaping inspection to verify tree survival. If the tree has survived, 50% of the security will be released. The remaining 50% of the security will be released one year after the initial landscaping inspection if the tree has survived.

Consistent with "Council Policy 5032 – Tree Planting", the applicant proposes to plant and maintain two (2) trees on each lot for a total of 4 trees (6 cm calliper deciduous or 3.5 m high conifer). To ensure the four (4) trees are planted and maintained on-site, 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.

### Site Servicing & Vehicle Access

There are no servicing upgrades required with rezoning.

Vehicle access to the proposed lots will be to/from Dolphin Avenue. There is an existing street light in front of the subject site on City-owned property in the boulevard along Dolphin Avenue. In accordance with the City's Engineering Design Specifications, the minimum distance required between the nearest streetlight on Dolphin Avenue and the curb letdown for the driveway crossing to the proposed west lot is 1.5 m (otherwise, the streetlight must be relocated at the applicant's cost). There is existing space within the Dolphin Avenue frontage to accommodate a standard driveway crossing on each lot proposed.

### Subdivision and Building Permit Stage

At subdivision stage, the applicant will be required to pay Development Cost Charges (City and GVS&DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing costs.

At Building Permit stage, the applicant must complete the following service connection works:

#### *Storm Sewer Works*

- Cap and abandon the existing storm leads at the northwest corner of the proposed west lot (Lot A) and northeast corner of the proposed east lot (Lot B).
- Provide one (1) new dual storm service connection complete with inspection chamber from the existing 600 mm diameter concrete storm sewer at the Dolphin Avenue frontage north of the proposed common property line; within the City boulevard.

#### *Water Works*

- Using the OCP Model, there is 171 L/s of water available at a 20 psi residual at the hydrant at the frontage of 9151 Dolphin Avenue. Based on the proposed rezoning, the subject 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 or International Organization for Standardization to confirm that there is adequate available flow.
- Disconnect the existing water service at Dolphin Avenue and cap the connection at the main.
- Provide two (2) new water service connections, complete with individual water meters as per Waterworks and Water Rate Bylaw 5637, from the existing 150 mm diameter watermain at the Dolphin Avenue frontage; within the City boulevard.

#### *Sanitary Sewer Works*

- Cap and abandon the existing sanitary connection at the southwest corner of the proposed west lot (Lot A).
- Provide a new dual sanitary service connection complete with inspection chamber from the existing 200 mm diameter sanitary sewer main at the Dolphin Avenue frontage north of the proposed common property line; within the City boulevard.

#### *General Items*

- The applicant is to provide any required private utility company rights-of-ways to accommodate their above ground equipment (i.e., transformers, kiosks, transformers, etc.) and any future under-grounding of overhead lines.

**Conclusion**

This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with applicable policies and land use designations contained within the Official Community Plan (OCP), and is consistent with the established pattern of redevelopment in the surrounding neighbourhood.

The list of rezoning considerations is included in **Attachment 4**, which has been agreed to by the applicant (signed concurrence on file).

On this basis, staff recommends support for the application. It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9129 be introduced and given first reading.



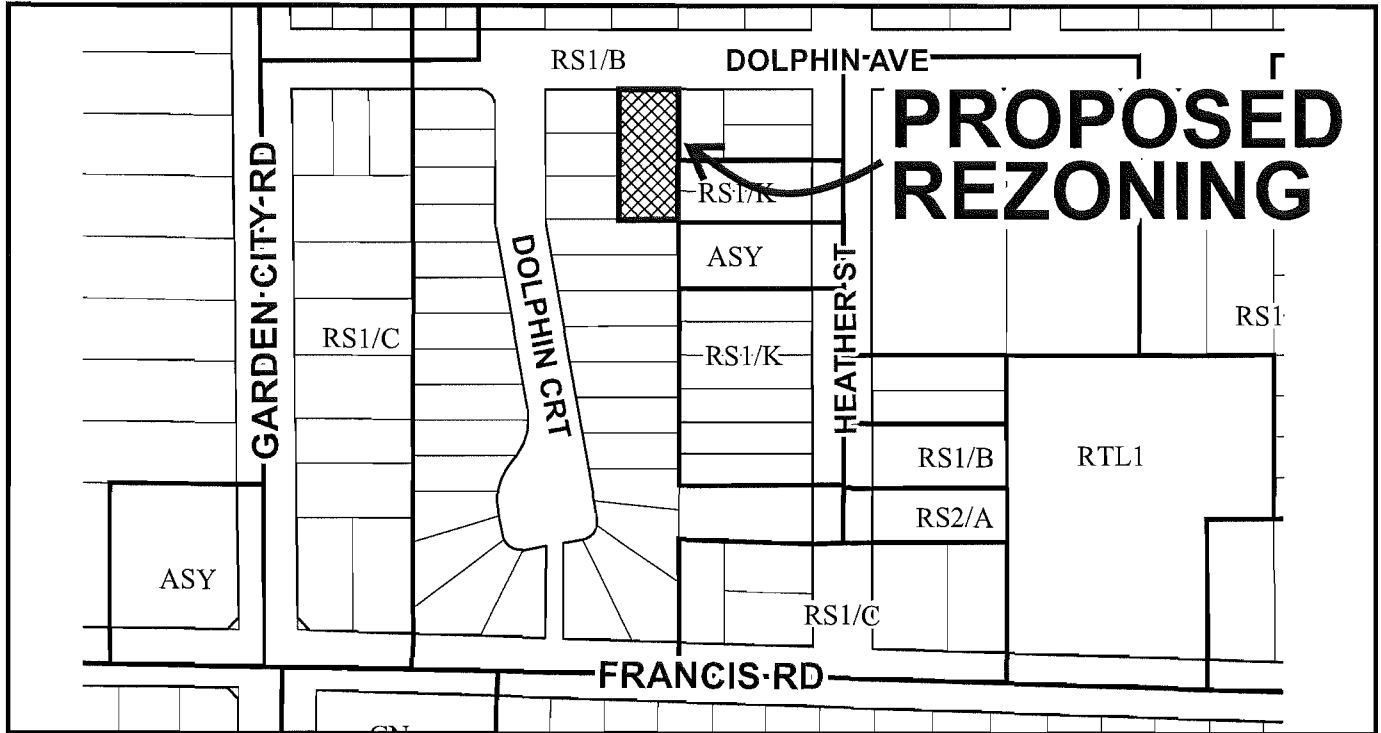
Cynthia Lussier  
Planning Technician  
(604-276-4108)

CL:blg

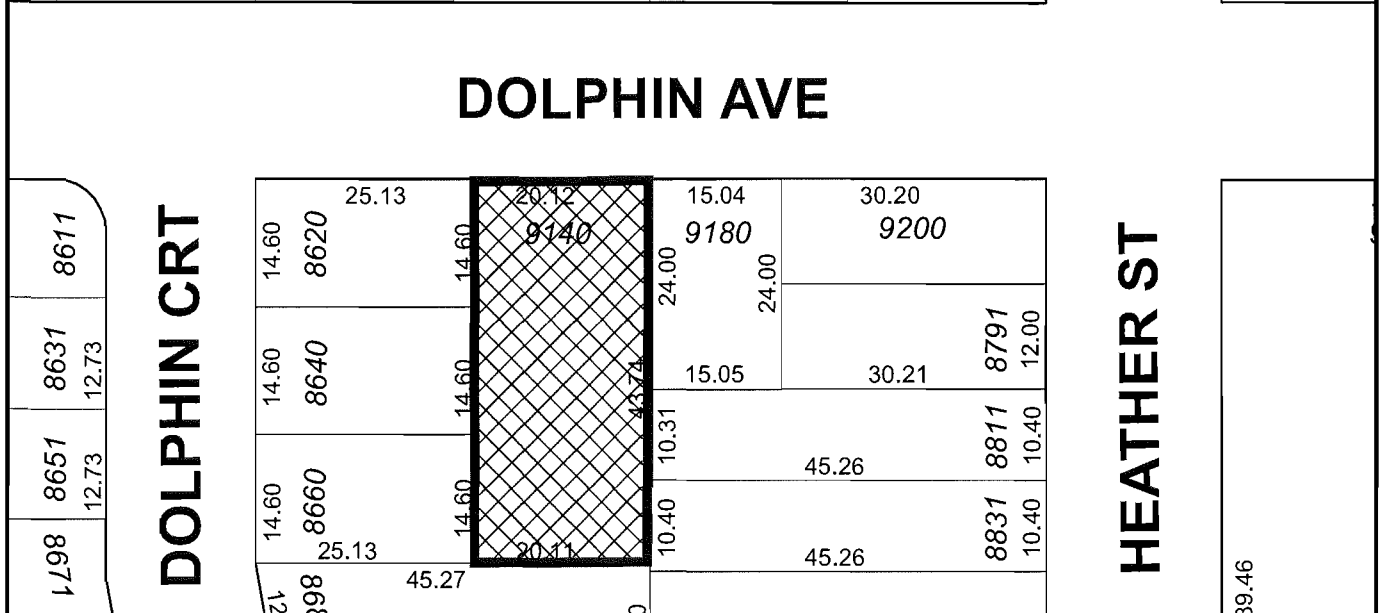
- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Ash Street Sub-Area Plan Land Use Designation Map
- Attachment 4: Rezoning Considerations
- Attachment 5: Topographic Survey and Proposed Subdivision Plan
- Attachment 6: Proposed Tree Retention Plan



City of  
Richmond



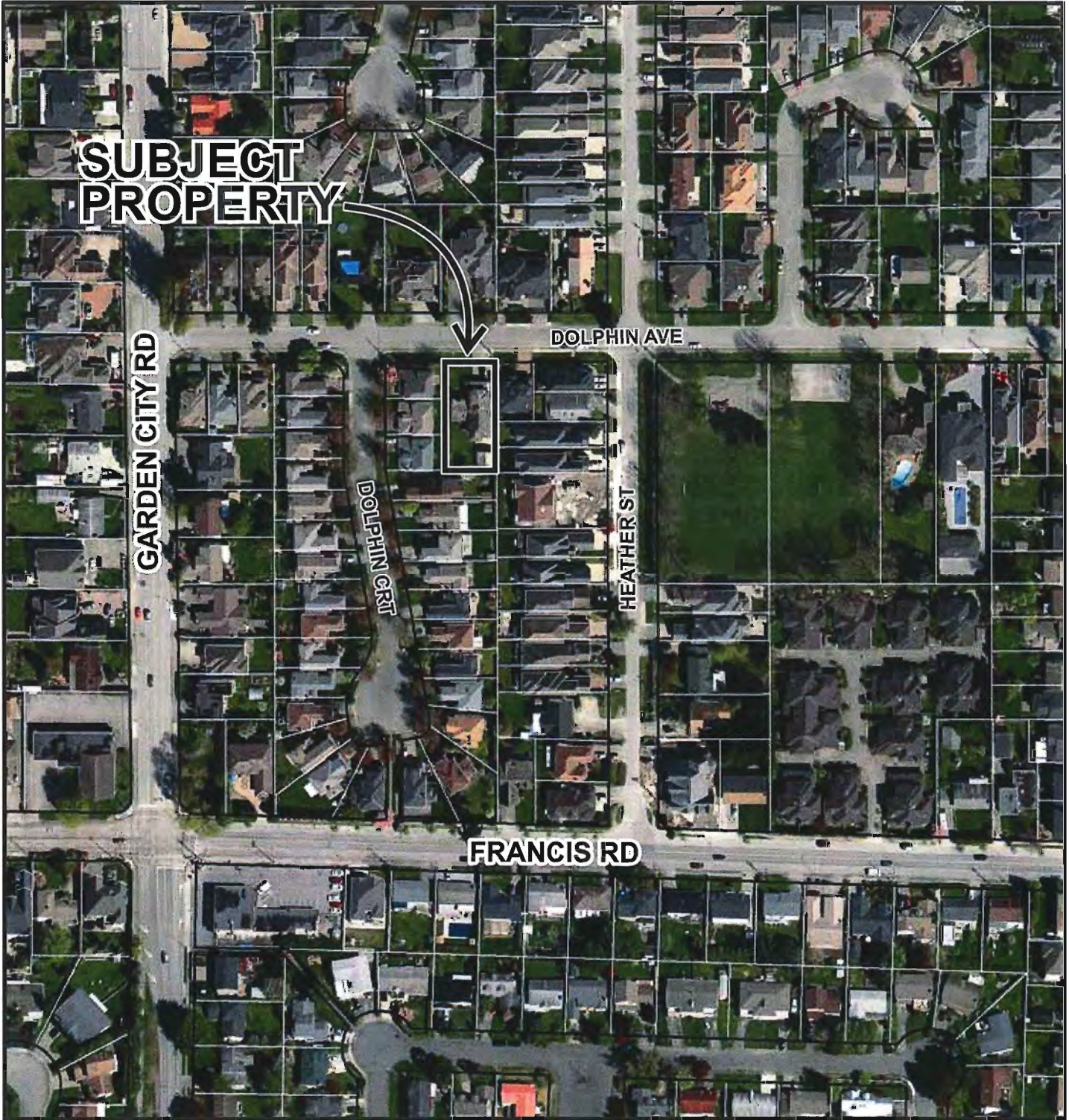
53	9111	9131	9151	9171		20	9251
31	22.63	22.63	22.63	22.56	22.71		26.33



	<h1>RZ 13-650300</h1>	Original Date: 03/06/14
		Revision Date:
		Note: Dimensions are in METRES



City of  
Richmond



**RZ 13-650300**

**CNCL - 263**

Original Date: 11/25/13

Revision Date:

Note: Dimensions are in METRES



**RZ 13-650300**

**Attachment 2**

Address: 9140 Dolphin Ave

Applicant: Raman Kooner

Date Received: November 20, 2013 Fast Track Compliance: December 20, 2013

	Existing	Proposed
Owner	Jaskiran Hayer Akkalan Holdings Inc	To be determined
Site Size (m <sup>2</sup> )	880 m <sup>2</sup> (9,472 ft <sup>2</sup> )	Two (2) lots, each approximately 440 m <sup>2</sup> (4,736 ft <sup>2</sup> )
Land Uses	One (1) single detached dwelling	Two (2) single-family lots
Zoning	Single Detached (RS1/B)	Single Detached (RS2/K)

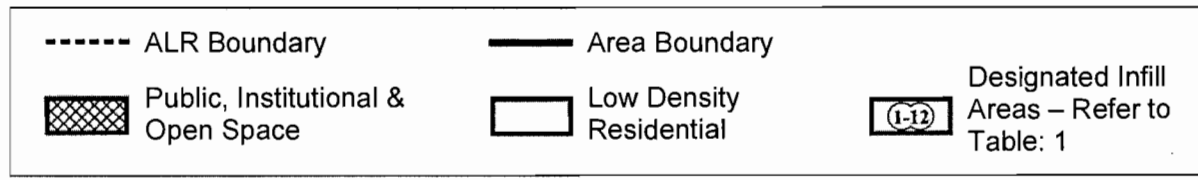
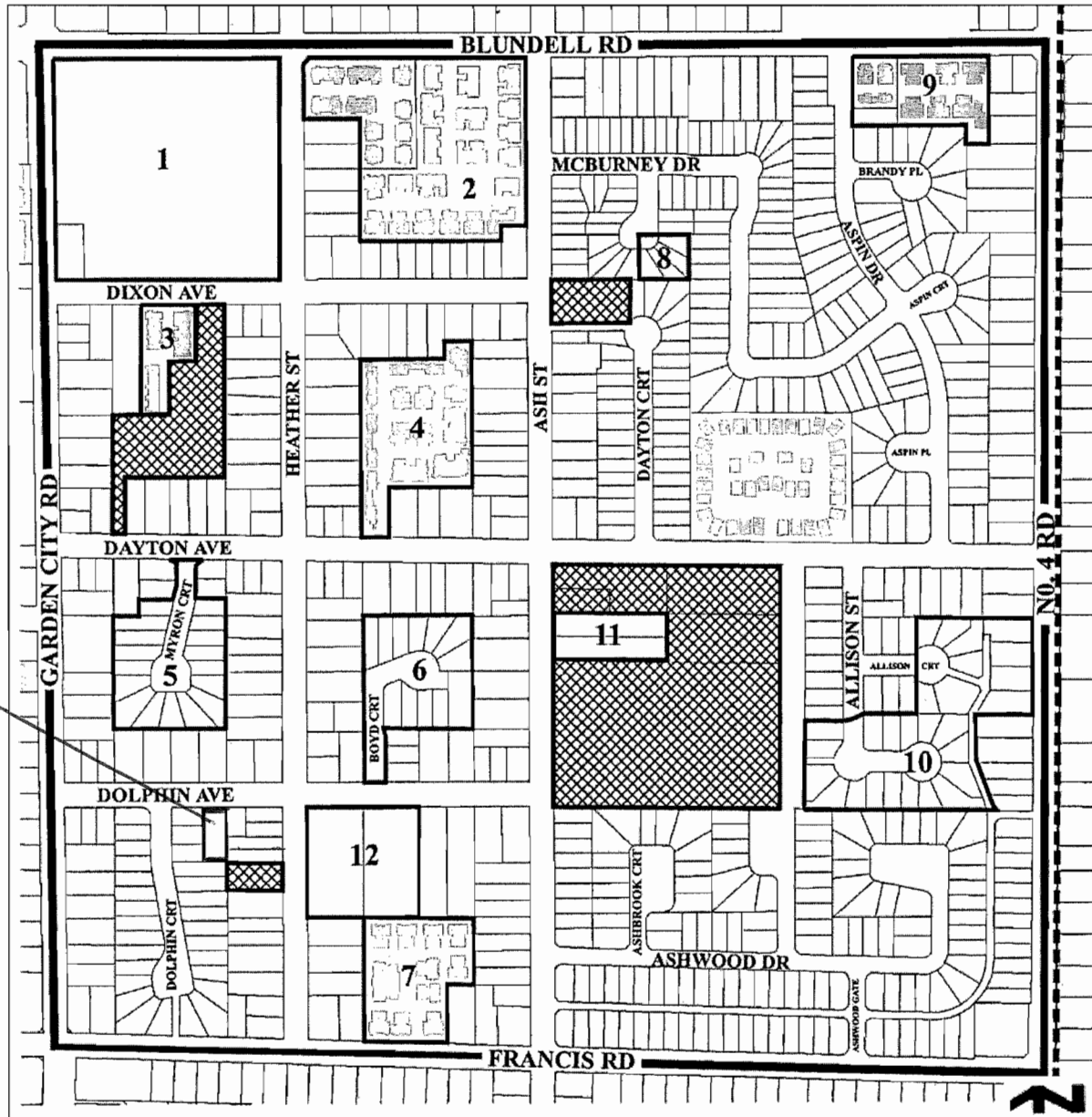
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building	Max. 45%	Max. 45%	none
Lot Coverage – Building, structures, and non-porous	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping with live plant material	Min. 20%	Min. 20%	none
Setback – Front & Rear Yards (m)	Min. 6 m	Min. 6 m	none
Setback – Side Yards (m)	Min. 1.2 m	Min. 1.2 m	none
Height (m)	2 ½ storeys	2 ½ storeys	none
Lot Size	Min. 315 m <sup>2</sup>	Min. 440 m <sup>2</sup>	none
Lot Width	Min. 10 m	Min. 10.06 m	none

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



City of Richmond

# Land Use Map





**City of  
Richmond**

**Rezoning Considerations**  
Development Applications Division  
6911 No. 3 Road, Richmond, BC V6Y 2C1

**Address:** 9140 Dolphin Ave

**File No.:** RZ 13-650300

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9129, the following items are required to be completed:**

1. Submission of a contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within close proximity to the Tree Protection Zone of the Flowering Cherry tree in the rear yard of the subject site (tag # 3). The Contract must include the scope of work to be undertaken, including: the proposed number of monitoring inspections (at specified stages of site preparation and development), and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
2. Submission of a tree survival security to the City in the amount of \$1,000 for the Flowering Cherry tree to be retained (tag # 3). After construction and landscaping on-site is completed, the applicant must request a landscaping inspection to verify tree survival. If the tree has survived, 50% of the security will be released. The remaining 50% of the security will be released one year after the initial landscaping inspection if the tree has survived.
3. Submission of a landscaping security in the amount of \$2,000 to ensure that four (4) trees are planted and maintained on-site (minimum 6 cm caliper deciduous or 3.5 m high conifer).
4. Registration of a flood indemnity covenant on Title.
5. 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. \$5,210) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

**At Demolition\* stage, the following items are required to be completed:**

- Installation of tree protection fencing, to City standard, around the Flowering Cherry tree located on-site in the rear yard (tag # 3), in accordance with the City's Tree Protection Information Bulletin (TREE-03). Tree protection fencing must remain in place until construction and landscaping on the proposed lots is completed.

**At Subdivision\* and Building Permit\* stage, the following items are required to be completed:**

- Payment of Development Cost Charges (City and GVS&DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing costs.
- Ensure that the site plan for the lots accounts for the minimum distance of 1.5 m required between the nearest streetlight on Dolphin Avenue and the curb letdown for the driveway crossing to the proposed west lot. Otherwise, the streetlight must be relocated at the developer's cost.

### *Storm Sewer Works*

- Cap and abandon the existing storm leads at the northwest corner of the proposed west lot (Lot A) and northeast corner of the proposed east lot (Lot B).
- Provide one (1) new dual storm service connection complete with inspection chamber from the existing 600 mm diameter concrete storm sewer at the Dolphin Avenue frontage north of the proposed common property line, within the City boulevard.

### *Water Works*

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- Provide a new dual sanitary service connection complete with inspection chamber from the existing 200 mm diameter sanitary sewer main at the Dolphin Avenue frontage north of the proposed common property line, within the City boulevard.

### *General Items*

- Provide any required private utility company rights-of-ways to accommodate their above ground equipment (i.e., transformers, kiosks, transformers, etc.) and any future under-grounding of overhead lines.

### **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 original on file]

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date

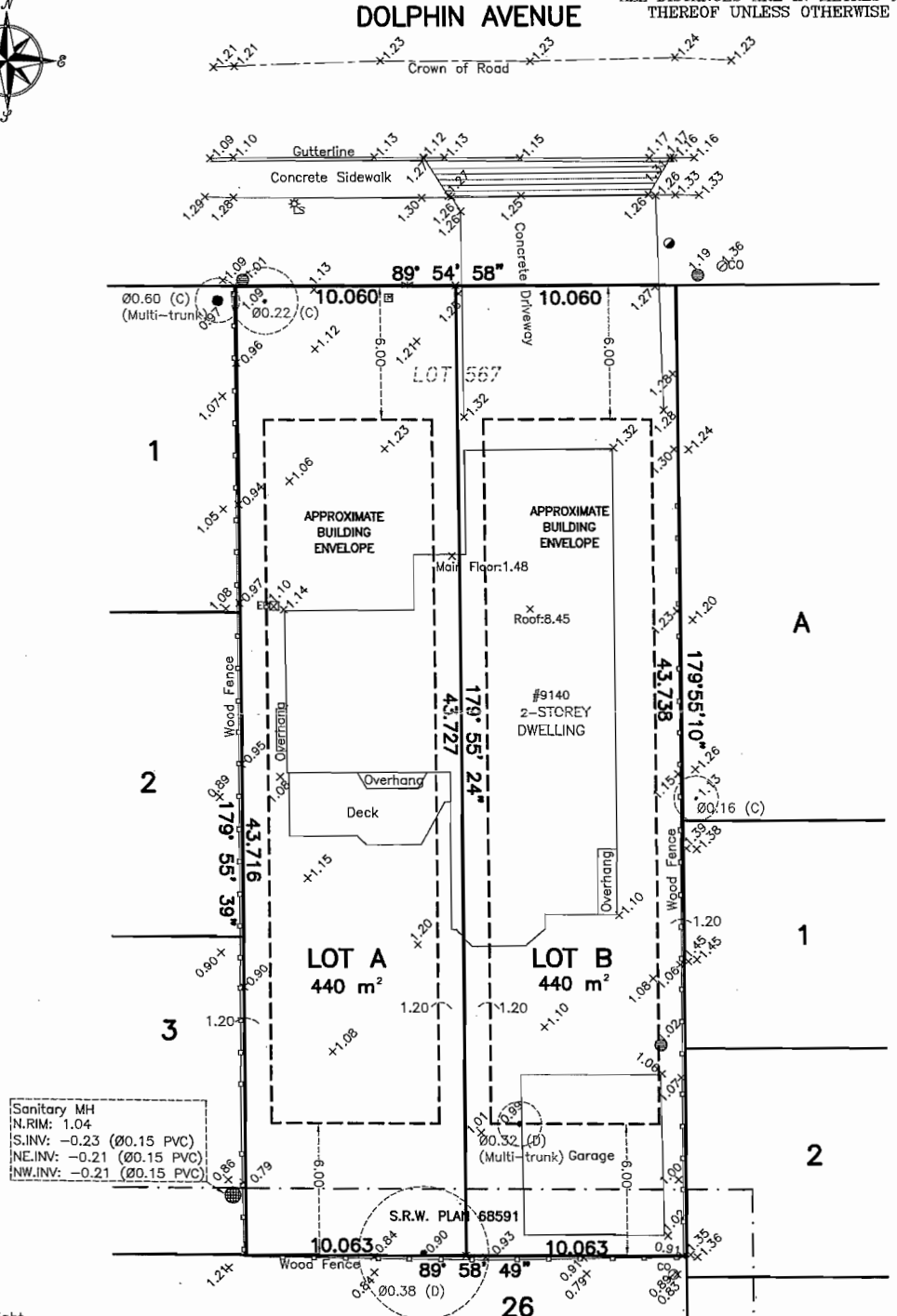
**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 567 SECTION 22  
BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 62102**

#9140 DOLPHIN AVENUE,  
RICHMOND, B.C.  
P.I.D 003-023-265

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED



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Canada and B.C. Land Surveyor  
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Richmond, B.C. V6X 3Z7  
Telephone: 214-8928  
Fax: 214-8929  
E-mail: office@jctam.com  
Website: www.jctam.com  
Job No. 5336  
FB-242 P59-62  
Drawn By: TH

- LEGEND:**
- (C) denotes coniferous
  - (D) denotes deciduous
  - denotes power pole
  - ⊙ denotes round catch basin
  - ⊕ denotes manhole
  - EB denotes electrical box
  - ⊞ denotes water meter
  - ⊞ denotes water valve
  - CO denotes cleanout
  - LS denotes lamp standard

**NOTE:**  
Elevations shown are based on a City of  
Richmond HPN Benchmark network.  
Benchmark: HPN #196,  
Central Monument 77H4970  
Elevation = 1.793 metres

**CERTIFIED CORRECT:**  
LOT DIMENSION ACCORDING TO  
FIELD SURVEY.

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

DWG No. 5336-TOPO

CNCL - 269

NOVEMBER 4th, 2013

NTS

# Proposed Tree Retention Plan

## TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 567 SECTION 22 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 62102

#9140 DOLPHIN AVENUE,  
RICHMOND, B.C.  
P.I.D 003-023-265

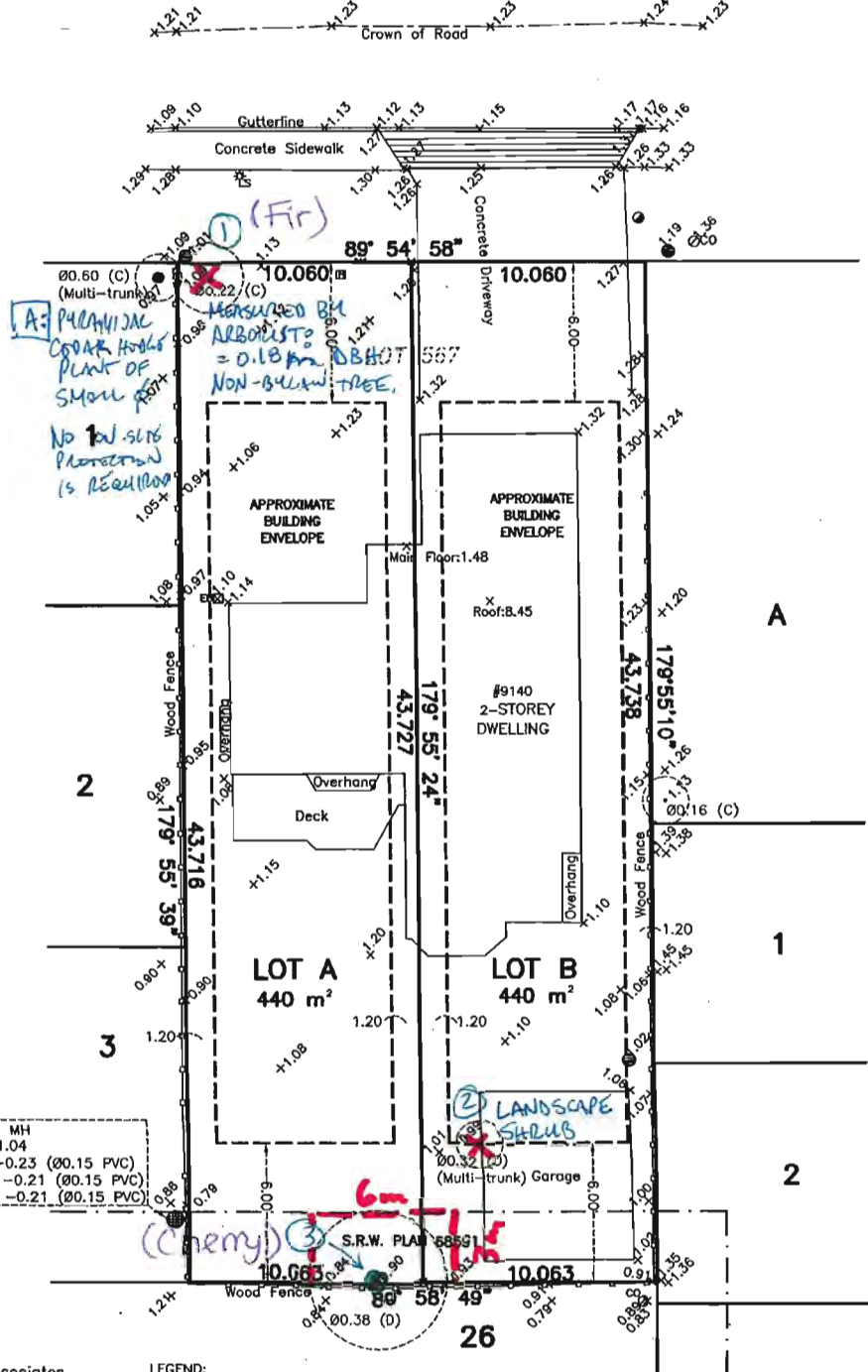
SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



DOLPHIN AVENUE



**(1) (Fir)**  
MEASURED BY ARBORIST = 0.18m DBH  
NON-BULW TREE

**(A):** PLANNING COORDINATOR POINT OF SMALL TREE  
NO 1st SURV PROTECTION IS REQUIRED

**(2) LANDSCAPE SHRUBS**

**(3) (Cherry)**

Sanitary MH  
N.RIM: 1.04  
S.INV: -0.23 (Ø0.15 PVC)  
NE.INV: -0.21 (Ø0.15 PVC)  
NW.INV: -0.21 (Ø0.15 PVC)

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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. 5336  
FB-242 P59-62  
Drawn By: TH

**LEGEND:**  
(C) denotes coniferous  
(D) denotes deciduous  
● denotes power pole  
● denotes round catch basin  
● denotes manhole  
EB denotes electrical box  
■ denotes water meter  
= denotes water valve  
CO denotes cleanout  
LS denotes lamp standard

**NOTE:**  
Elevations shown are based on City of Richmond HPN Benchmark network.  
Benchmark: HPN #196.  
Control Monument 77H4970  
Located at CL Brown Rd & Brown Gate.  
Elevation = 1.793 metres

**CERTIFIED CORRECT:**  
LOT DIMENSION ACCORDING TO FIELD SURVEY.

*[Signature]*  
JOHNSON C. TAM, B.C.L.S.

DWG No. 5336-TOPO

CNCL - 270

NOVEMBER 4th, 2013

NTS



Richmond Zoning Bylaw 8500
Amendment Bylaw 9129 (RZ 13-650300)
9140 Dolphin 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. 003-023-265
Lot 567 Section 22 Block 4 North Range 6 West New Westminster District Plan 62102

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9129".

FIRST READING
A PUBLIC HEARING WAS HELD ON
SECOND READING
THIRD READING
OTHER REQUIREMENTS SATISFIED
ADOPTED

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

MAYOR

CORPORATE OFFICER