



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee

Date: January 5, 2015

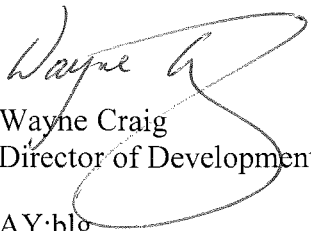
From: Wayne Craig
Director of Development

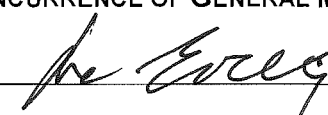
File: RZ 14-668270

Re: **Application by Peter Yee for Rezoning at 8151/8171 Lundy Road from Two-Unit Dwellings (RD1) to Single Detached (RS2/B)**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9185, for the rezoning of 8151/8171 Lundy Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.


 Wayne Craig
 Director of Development
 AY:blg
 Att.

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

Staff Report

Origin

Peter Yee has applied to the City of Richmond to rezone the properties at 8151/8171 Lundy Road from “Two-Unit Dwellings (RD1)” zone to “Single Detached (RS2/B)” zone to permit subdivision into two (2) lots fronting Lundy Road. An existing duplex situated on the lot will be demolished. A map and aerial photograph showing the location of the subject site is included in Attachment 1. A preliminary 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, are single-family residential lots zoned “Single Detached (RS1/E)” fronting Lundy Road and Lucerne Road.

To the east, directly across Lundy Road, is a residential lot zoned “Two-Unit Dwellings (RD1)” and two (2) single-family residential lots zoned “Single Detached (RS2/C).”

To the south, are single-family residential lots zoned “Single Detached (RS1/E)” and “Single Detached (RS2/C).”

To the west, are single-family residential lots zoned “Single Detached (RS1/E)” fronting Luton Road.

Related Policies & Studies

2041 Official Community Plan (OCP)

The 2041 Official Community Plan (OCP) designation of the subject site is “Neighbourhood Residential (NRES)”. The proposed redevelopment complies with the OCP land use designation.

Single-Family Lot Size Policy 5423

The subject site is located within the area governed by Lot Size Policy 5423, which was adopted by Council on November 20, 1989 and subsequently amended on November 17, 2003 and March 15, 2004 (see Attachment 4). The Policy permits duplexes to rezone in accordance with the provisions of the “Single Detached (RS2/B)” or the “Single Detached (RS2/C)” zones.

The proposed redevelopment complies with Lot Size Policy 5423. Several properties surrounding the subject site have undergone redevelopment through rezoning and subdivision in the recent past, in accordance with Lot Size Policy 5423.

Flood Management

The proposed redevelopment must meet the requirements of Richmond Flood Plain Designation and Protection Bylaw No. 8204. Registration of a flood indemnity covenant on Title is required 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

Existing Legal Encumbrances

An existing covenant is currently registered on Title on the subject properties which restrict the use of the properties to a two-family dwelling (Registration No. RD29391). The applicant is required to discharge this covenant from title of both subject properties prior to final adoption of the rezoning bylaw.

Site Servicing and Vehicle Access

There are no servicing concerns with the proposed rezoning. Servicing and frontage upgrades will be required as described in the "Subdivision Stage" Section below.

Vehicle access is to be from Lundy Road.

Trees and Landscaping

A Certified Arborist's Report and Tree Retention Plan has been submitted by the applicant. The report identifies two (2) trees located on City property proposed for removal and one (1) tree located on neighbouring property near the southwest corner of the subject site to be retained and protected. A copy of the proposed Tree Retention Plan is included in Attachment 5.

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

- One (1) Norway Maple tree (Tag# 3) at 37 cm DBH located on the neighbouring property is to be protected as per the Arborist's Report recommendations.

Parks Department Staff have authorized the removal of two (2) Purple Leaf Plum trees located on City property near the frontage of the subject site, as both trees are in poor condition and will be significantly impacted by future construction activity. Prior to final adoption of the rezoning bylaw, the applicant is required to submit a contribution in the amount of \$1,300 (\$650/tree) to the City's Tree Compensation Fund.

Tree protection fencing is to be installed to City standard around the drip line of Tree Tag# 3. Tree fencing must 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 are completed on-site.

Prior to final adoption of the rezoning bylaw, 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 zone. The contract must 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 impact assessment to the City for review.

Consistent with Council Policy 5032 – Tree Planting (Universal), the applicant is required to plant four (4) trees on-site (two (2) on each subdivided lot). The trees must be a minimum size of 6 cm deciduous caliper or 3.5 m high conifer. Prior to final adoption of the rezoning bylaw, the applicant must submit a Landscaping Security to the City in the amount of \$2,000 (\$500/tree) to ensure that the four (4) new trees are planted and maintained on-site.

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 dwellings on both proposed lots. To ensure that at least one (1) 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 buildable area of the single detached dwellings to be constructed (i.e., \$6,126).

Subdivision Stage

At Subdivision stage, the developer will be required to pay service connection costs for the required engineering servicing upgrades outlined in Attachment 6. Works will include water upgrades, storm sewer works and sanitary sewer works. The developer will also be required to provide cash-in-lieu for the design and construction costs for future frontage improvements.

Financial Impact or Economic Impact

None.

Conclusion

This rezoning application to permit the subdivision of the subject site into two (2) smaller lots zoned "Single Detached (RS2/B)" is consistent with the applicable policies and land use designations outlined within the Official Community Plan (OCP), and with Lot Size Policy 5423.

The applicant has agreed to the list of rezoning considerations (signed concurrence on file) included in Attachment 6.

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9185 be introduced and given first reading.



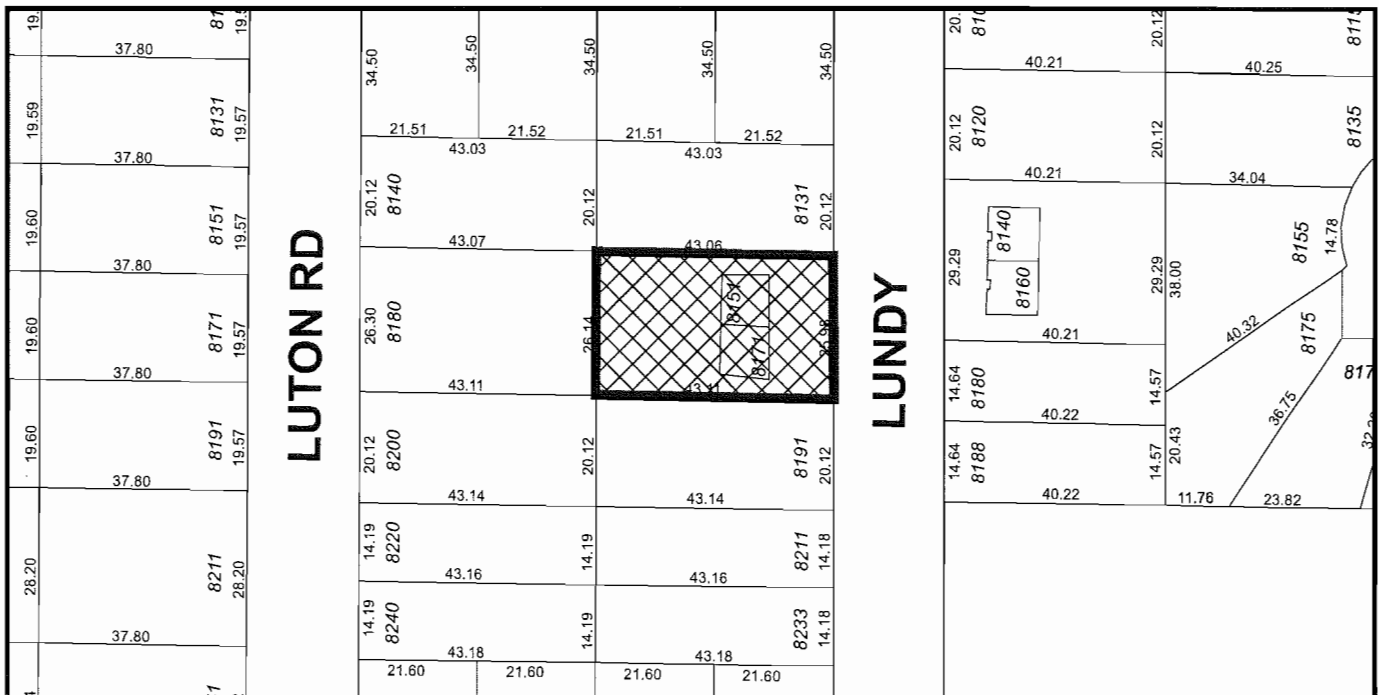
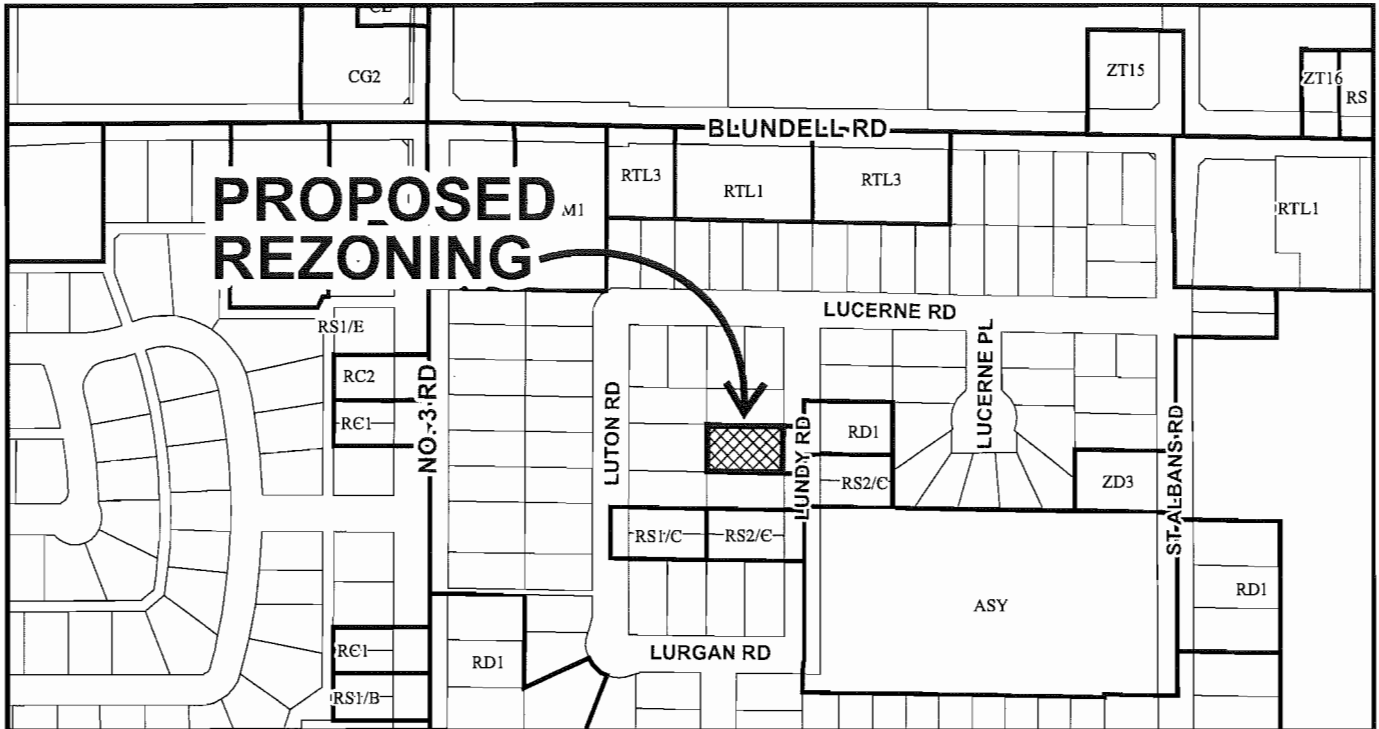
Andrew Yu
Planning Technician (Temp)
(604-204-8518)

AY:blg

Attachment 1: Location Map and Aerial Photograph
Attachment 2: Preliminary Subdivision Plan
Attachment 3: Development Application Data Sheet
Attachment 4: Single Family Lot Size Policy 5423
Attachment 5: Proposed Tree Retention Plan
Attachment 6: Rezoning Considerations



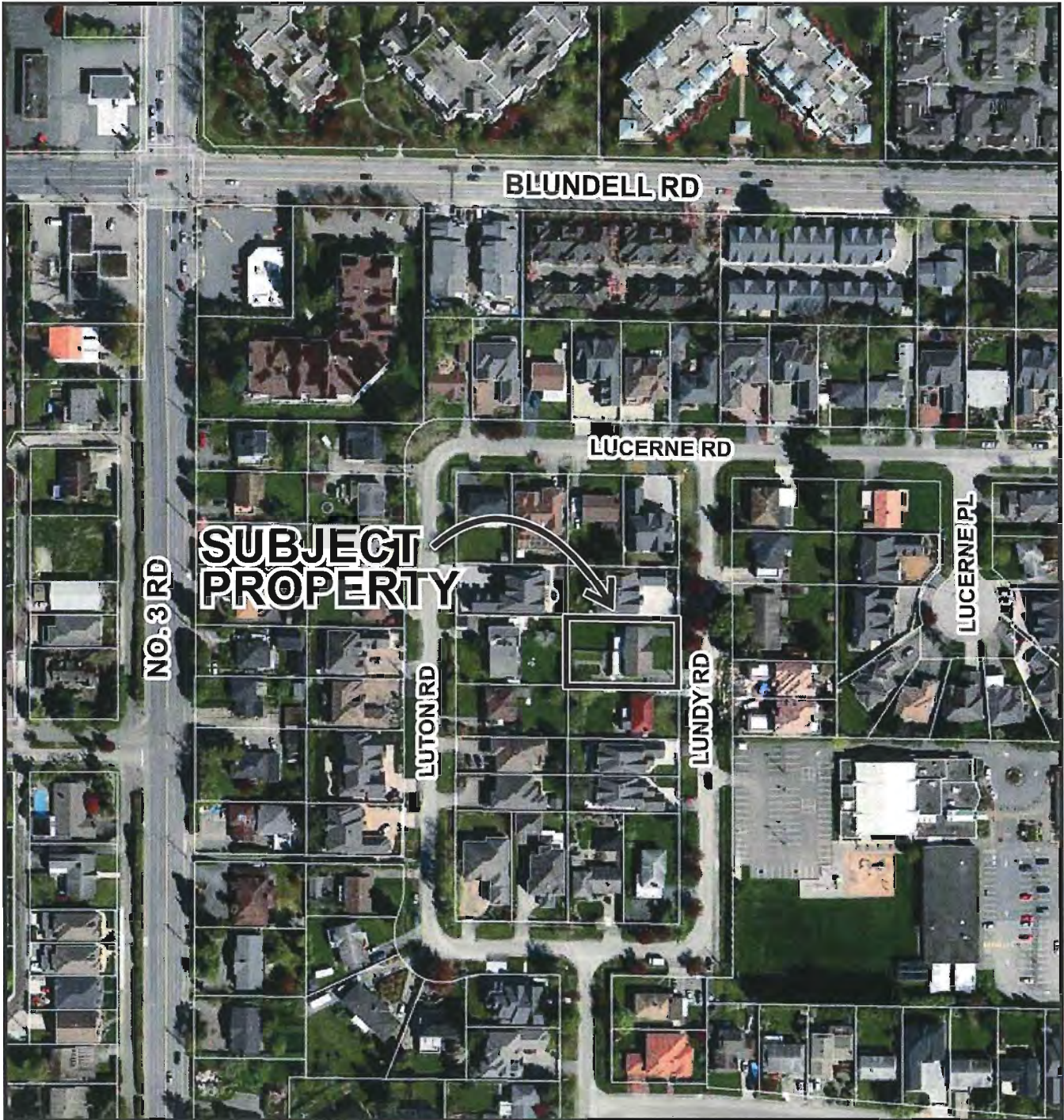
City of
Richmond



	<h1>RZ 14-668270</h1>	<p>Original Date: 08/08/14 Revision Date: Note: Dimensions are in METRES</p>
--	-----------------------	--



City of
Richmond



RZ 14-668270

Original Date: 08/08/14

Revision Date:

Note: Dimensions are in METRES

TOPOGRAPHIC SITE PLAN OF PROPOSED SUBDIVISION OF LOT 1 SECTION 21 BLOCK 4 NORTH RANGE 6 WEST NWD PLAN EPP37943

CIVIC ADDRESS:
#8151/8171 Lundy Road, Richmond

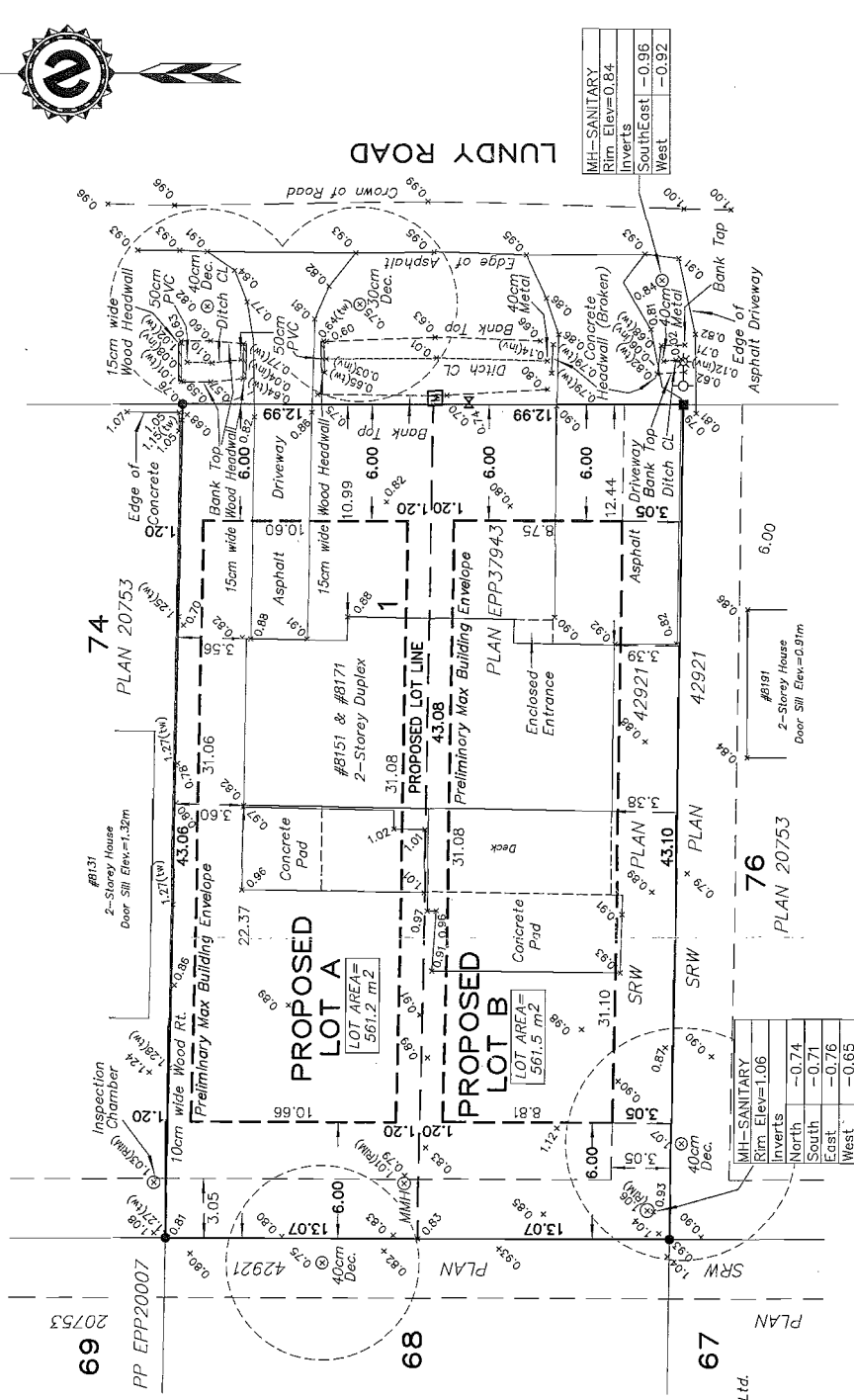
SCALE 1 : 250



The intended plot size of this plan is 432mm in width and 280mm in height (B size) when plotted at a scale of 1:250.

- LEGEND**
- DENOTES LEAD PLUG
 - DENOTES STANDARD IRON POST
 - ⊙ DENOTES POWER POLE WITH LIGHT
 - ⊕ DENOTES WATER VALVE
 - ⊖ DENOTES WATER METER
 - DENOTES SANITARY MANHOLE
 - MMH DENOTES MISCELLANEOUS MANHOLE
 - ⊙ DENOTES TREE AND CANOPY EXTENT
 - ⊙## DENOTES GROUND ELEVATION
 - Dec. DENOTES DECIDUOUS
 - Rt. DENOTES RETAINING WALL
 - (tw) DENOTES TOP OF WALL ELEVATION
 - (inv) DENOTES INVERT ELEVATION

CNCL 317



CERTIFIED CORRECT AND TRUE
DATED THIS 13TH DAY OF MARCH 2014
Seal of Craig Nakamura
Craig Nakamura
CIVIL ENGINEER
No. 5682 S.S.
PROFESSIONAL ENGINEER

RS2B ZONING
Minimum Frontyard: 6.0m
Minimum Interior Sideyard: 1.2m
Minimum Rearyard: 6.0m

*Setbacks are subject to approval by City of Richmond

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED
BUILDING OFFSETS SHOWN ON THIS PLAN ARE NOT TO BE USED TO RE-ESTABLISH PROPERTY LINES OR CORNERS

Elevations are Geodetic (CVD2B GVRD-2005 - IN METERS)
Derived from HPN Control Monument 02H2415
located in slab of Bath Slough North pump station
E of No. 5 Road. Elevation = 3.337m.

TARGET LAND SURVEYING
www.targetlandsurveying.ca
FILE: N2301-TOPO-PROP-SUB-R3

© TARGET LAND SURVEYING (NW) LTD 2014

If this plan is used in digital form, Target Land Surveying (NW) Ltd. 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.

This Plan was prepared for architectural design and site servicing 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.

Elevations and offsets of services from property lines are derived from field survey. Contractor to verify all service locations and inverts prior to construction.

Measurements shown are to the exterior of building.

In elevations and offsets of services from property lines are derived from field survey. Contractor to verify all service locations and inverts prior to construction.

Lot dimensions are derived from Plan EPP37943.

This lot is subject to Restrictive Covenant RD29391, are derived from field survey. Contractor to verify all measurements shown are to the exterior of building.

Measurements shown are to the exterior of building.

In elevations and offsets of services from property lines are derived from field survey. Contractor to verify all service locations and inverts prior to construction.

If this plan is used in digital form, Target Land Surveying (NW) Ltd. 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.

This Plan was prepared for architectural design and site servicing 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.



RZ 14-668270

Attachment 3

Address: 8151/8171 Lundy Road

Applicant: Peter Yee

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Jun Ge	TBD
Site Size (m²):	1,123 m ²	Proposed north lot: 561.2 m ² Proposed south lot: 561.5 m ²
Land Uses:	Two-family residential	Single-family residential
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
702 Policy Designation:	Lot Size Policy 5423	Complies
Zoning:	Two-Unit Dwellings (RD1)	Single Detached (RS2/B)
Number of Lots:	1	2

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, non-porous surfaces:	Max. 70 %	Max. 70 %	none
Lot Coverage – Landscaping with live plant material:	Min. 25%	Min. 25%	none
Setbacks – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setbacks – Interior Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	Max. 2½ storeys	Max. 2½ storeys	none
Lot Size (m ²):	Min. 360 m ²	Proposed north lot: 561.2 m ² Proposed south lot: 561.5 m ²	none
Lot Width (m):	Min. 12 m	Proposed north lot: 13 m Proposed south lot: 13 m	none
Lot Depth (m):	Min. 24 m	Proposed north lot: 43 m Proposed south lot: 43.1 m	none
Lot Frontage (m):	Min. 6 m	Proposed north lot: 13 m Proposed south lot: 13 m	none

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



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: November 20, 1989
 Amended by Council: November 17th, 2003
 Amended by Council: March 15th, 2004

POLICY 5423

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 21-4-6

POLICY 5423:

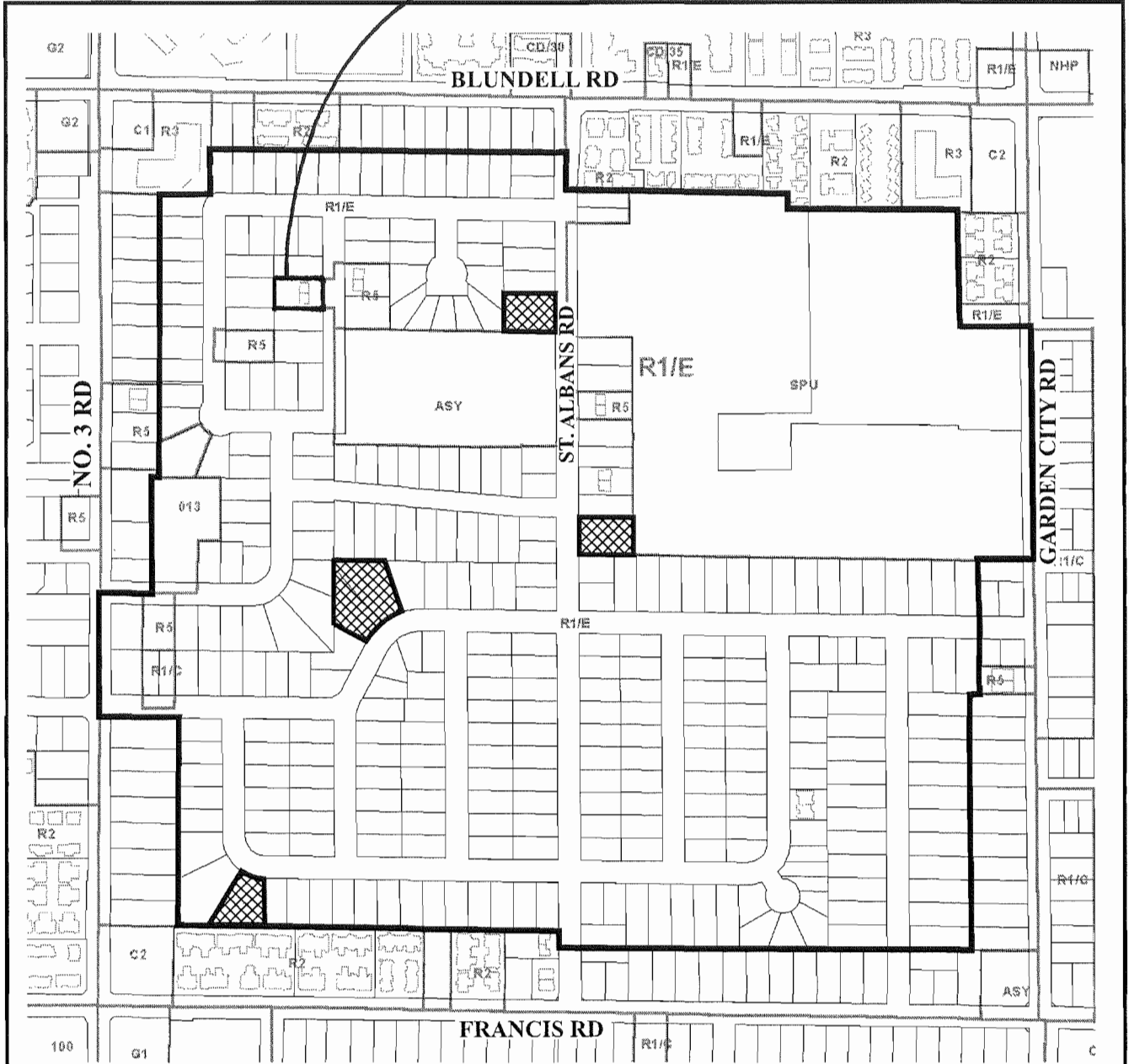
The following policy establishes lot sizes within the area generally bounded by **Blundell Road, No. 3 Road, Francis Road and Garden City Road** (in a portion of Section 21-4-6):



That properties within the area generally bounded by Blundell Road, No. 3 Road, Francis Road and Garden City Road, in a portion of Section 21-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw 5300, with the exception that:

- a) properties with duplexes be permitted to subdivide into two equal halves, provided that each lot created meets the requirements of the Single-Family Housing District (R1/B) or (R1/C).
- b) five properties highlighted on the map be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area H (R1/H) in Zoning and Development Bylaw 5300.

This policy, as shown on the accompanying plan, is to 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..

SUBJECT SITE



-  Lots which can be subdivided under **R1/E**
(Existing Policy)
-  Lots which can subdivide under **R1/H**



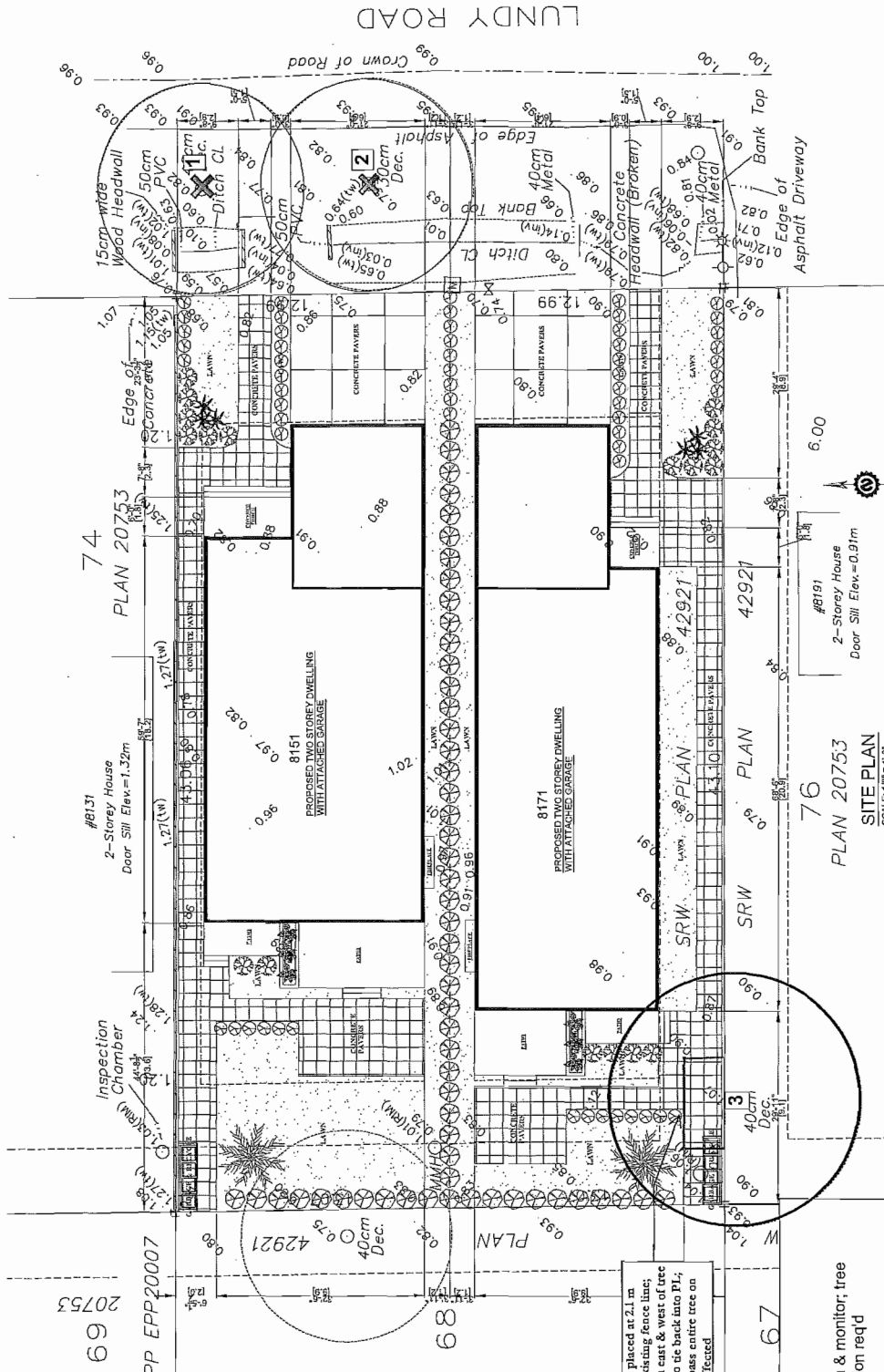
Policy 5423
Section 21, 4-6

Adopted Date: 11/20/89
Amended Date: 03/15/04



REMOVAL, RETENTION and PROTECTION PLAN
8151 TO 8171 Lundy Rd, Richmond

Please refer to Recommendations section of report for further info on protection parameters for site trees



Tree #	Species	DBH (cm)	Ht (m)	Canopy Radius (m)	Overall Condition
1	Purpleleaf Plum - <i>Prunus caroliniana</i>	55	7.6	4.0	Poor - located at City Blvd adjacent to northeast PL; open ditch along east side; previously topped at 3.0 m; growing under Hydro lines; decay cavities at top of short trunk & base of main stem; buried root flare; falls within zone of heavy construction & excavation activity at main access to site - removal is recommended
2	Purpleleaf Plum - <i>Prunus caroliniana</i>	36	6.1	4.0	Poor - located at City Blvd adjacent to northeast PL; open ditch along east side; previously topped at 3.0 m; growing under Hydro lines; decay cavity at 1.5 m buried root flare; falls within zone of heavy construction & excavation activity at main access to site - removal is recommended
3	Norway Maple - <i>Acer platanoides</i>	37	9.1	6.0	Fair - located at northwest corner of neighbouring property of 8191 Lundy Rd, adjacent to PL; phototropic lean to west; pruned for clearance & overhanging at north side; falls outside zone of heavy construction & excavation activity - retain & monitor; tree protection req'd

LEGEND

- # = retain & monitor; tree protection req'd
- X = removal is recommended
- = tree protection barriers

CNCL - 321

NO:	ISSUE FOR:	JULY 11, 14	DATE
NO:	REWORKING APP.		
P Y & Associates 1000 Parkside Blvd, Richmond, B.C. Tel: 250-250-2800 Fax: 250-250-2848			
Project: 8151/8171 LUNDY RD, CITY OF RICHMOND, BC			
Drawing Title: SITE PLAN			
Scale:	AS SHOWN	Job No.	A0.0
Sheet:	1 OF 1	Sheet:	
Date:	JULY 2013	Date:	



City of Richmond

Rezoning Considerations

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

Address: 8151/8171 Lundy Road

File No.: RZ 14-668270

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9185, the developer is required to complete the following:

1. City acceptance of the developer's offer to voluntarily contribute \$1,300 (\$650/tree) to the City's Tree Compensation Fund for the planting of replacement trees within the City.
2. Submission of a Landscaping Security in the amount of \$2,000 (\$500/tree) to ensure that a total of four (4) trees are planted and maintained on-site (two (2) per subdivided lot) with a minimum size of 6 cm deciduous caliper or 3.5 m high conifer.
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. 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. \$6,126) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.
6. Discharge of Restrictive Covenant Registration No. RD29391 from title of both subject properties.

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. Provide cash-in-lieu for the design and construction costs for future frontage improvements.
2. Pay service connection costs for works including, but not limited to the following:

Water Works:

- Using the OCP Model, there is 258 L/s of water available at a 20 psi residual at the Lundy Road 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.
- City to install new meters on the two (2) existing 25 mm diameter water connections at the common property line.

Storm Sewer Works:

- Site storm runoff drainage must be directed towards the existing ditch along Lundy Road to prevent storm water from ponding on the boulevard, road and driveways.

Sanitary Sewer Works:

- City to remove the existing sanitary IC and cut and cap the service connection at the main in the ROW, and install a new IC and two (2) service connections at the common property line.
- The required sanitary sewer works outlined above must be completed prior to the issuance of Building Permit to prevent the developer's building foundation work from jeopardizing the City forces' ability to access the rear yard with heavy equipment.

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 9185 (RZ 14-668270)
8151/8171 Lundy 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. 001-436-287

Strata Lot 1 Section 21 Block 4 North Range 6 West New Westminster District Strata Plan NW561 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1

P.I.D. 001-436-295

Strata Lot 2 Section 21 Block 4 North Range 6 West New Westminster District Strata Plan NW561 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 9185".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Horizontal lines for recording readings and conditions.

CITY OF RICHMOND APPROVED by BK APPROVED by Director or Solicitor al

MAYOR

CORPORATE OFFICER