



City of Richmond

TO Council - Nov 13, 2012
Report to Committee
Planning and Development Department

To: Planning Committee
From: Wayne Craig
Director of Development

Date: October 9, 2012

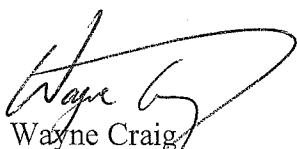
RZ 12-610919

FILE: 12-8060-20-8943

Re: Application by Benn Panesar for Rezoning at 2420 McKessock Avenue and a portion of 2400 McKessock Avenue from Single Detached (RS1/D) to Single Detached (RS2/B)

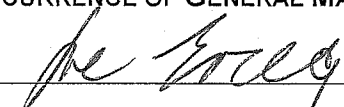
Staff Recommendation

1. That Bylaw No. 8943, for the rezoning of 2420 McKessock Avenue and a portion of 2400 McKessock Avenue from "Single Detached (RS1/D)" to "Single Detached (RS2/B)", be introduced and given first reading.
2. That Council direct staff to conduct public consultation beginning in January 2013 with the owners and residents of properties identified in a specified notification area within the Bridgeport planning area (as shown on **Attachment 6** to the report dated October 9, 2012, from the Director of Development), for the purpose of exploring:
 - a. land use options for future redevelopment of those properties shown hatched on **Attachment 6**; and
 - b. road alignment options for the extension of McKessock Place.


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

Origin

Benn Panesar has applied to the City of Richmond for permission to rezone 2420 McKessock Avenue and an 84 m² (3.048 m x 27.563 m) portion of 2400 McKessock Avenue from "Single Detached (RS1/D)" to "Single Detached (RS2/B)", to permit the site to be subdivided into two (2) lots with vehicle access to McKessock Avenue (**Attachment 1**).

The 84 m² portion of 2400 McKessock Avenue has been included in this Rezoning application for the following reasons:

- there is an active Subdivision application (SD 12-605946) to assemble that portion of land with 2420 McKessock Avenue, which has yet to be completed;
- to achieve the minimum lot area required to create two (2) "Single Detached (RS2/B)" lots at this site; and
- to enable a greater width for the future south lot so as to not require encroachment into the existing utility right-of-way on-site.

Prior to rezoning, the initial subdivision is required to be completed and the applicant is required to confirm through a survey plan that the remaining lot and house at 2400 McKessock Avenue complies with zoning.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

Surrounding Development

The subject site is located in an established residential neighbourhood consisting of single-detached dwellings on a mix of medium-sized and large-sized lots. Other land uses exist nearby, south of Bridgeport Road and east of Shell Road, such as low-density townhouses, medium-density low rise apartment housing, and limited industrial retail uses.

To the immediate north of the subject site is an older character single-detached dwelling on a large irregular-shaped lot zoned "Single Detached (RS1/D)".

To the east, is the backland portion of a property fronting Bridgeport Road (10671 Bridgeport Road), on which there is an older character single-detached dwelling on a lot zoned "Single Detached (RS1/D)".

To the south, is an older character single-detached dwelling on a lot zoned "Single Detached (RS1/D)", which fronts Bridgeport Road (10651 Bridgeport Road).

To the west, immediately across McKessock Avenue, are newer character dwellings on lots zoned "Single Detached (RS1/D)" and "Single Detached (RS1/B)".

Related Policies & Studies

Official Community Plan (OCP) Designation

The subject site is located in the Bridgeport Planning Area. The OCP's Generalized Land Use Map designation for this site is "Neighbourhood Residential". The Bridgeport Area Plan's Land Use Map designation for this site is "Residential (Single-Family)". This redevelopment proposal is consistent with these designations.

Lot Size Policy 5448

The subject site is located within the area covered by Lot Size Policy 5448, adopted by City Council in 1991 and amended in February 2012 (**Attachment 3**). For properties that are not located on a main street (such as the subject site), the Policy permits rezoning and subdivision in accordance with "Single Detached (RS2/B)".

The amendment to the Lot Size Policy in February 2012 enabled the properties on the north side of Bridgeport Road, between No. 4 Road and the west side of McKessock Avenue, to rezone and subdivide to "Compact Single Detached (RC2)" or "Coach House (RCH)" where there is lane access. The properties on the north side of Bridgeport Road, between the east side of McKessock Avenue and Shell Road, were not affected by the Lot Size Policy amendment, as this block was identified for a more comprehensive review to explore redevelopment options for specific lots. Currently, the Lot Size Policy permits lots on the north side of Bridgeport Road in this block to rezone and subdivide to "Single Detached" (RS2/B)".

The proposed comprehensive review has not been undertaken yet, and is discussed further in the "Analysis" section of this report. The subject site at 2420 and 2400 McKessock Avenue is not among those specific lots to be included in the proposed comprehensive review because it is not on Bridgeport Road and redevelopment of the site does not preclude adjacent lots from redeveloping in the future.

The Lot Size Policy permits the subject site to rezone and subdivide in accordance with "Single Detached (RS2/B)". This redevelopment proposal would allow for two (2) lots to be created, each approximately 13 m to 14 m wide and 360 m² to 396 m² in area, consistent with established pattern of redevelopment on McKessock Avenue.

Aircraft Noise Sensitive Development Policy

The Aircraft Noise Sensitive Development (ANSND) Policy applies to the subject site, which is located within the High Aircraft Noise Area (Area 2). In accordance with this Policy, all aircraft noise sensitive land uses may be considered except single-family unless single-family redevelopment is supported by an existing Lot Size Policy. Prior to rezoning adoption, the applicant is required to register an aircraft noise sensitive use covenant on Title to address public awareness and to ensure aircraft noise mitigation is incorporated into dwelling design and construction.

Affordable Housing Strategy

Richmond's Affordable Housing Strategy requires a secondary suite on 50% of new lots, or a cash-in-lieu contribution of \$1.00/ft² of total building area toward the Affordable Housing Reserve Fund for single-family rezoning applications.

The applicant proposes to provide a legal secondary suite on one (1) of the two (2) future lots 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. This legal agreement is required prior to rezoning approval. 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.

Should the applicant change their mind prior to rezoning adoption 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 (i.e. \$4,475).

Flood Management

Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Input

In response to the rezoning sign being installed on the subject site, Staff has received feedback from four (4) neighbourhood residents, who have expressed concerns about the application (**Attachment 4**). A summary of concerns raised includes:

- The need to consider this redevelopment proposal within the context of the immediate surrounding neighbourhood;
- The potential implications for future redevelopment of adjacent properties.
- Proposed vehicle access to the site;
- The lack of a comprehensive review or concept plan that identifies redevelopment options for this neighbourhood, and that identifies required servicing, boulevard improvements, and road/lane alignment;
- Achieving the maximum benefit for all property owners involved; and
- Achieving higher residential density in this neighbourhood;

This rezoning application does not preclude adjacent properties from redeveloping in the future. Discussion of the public consultation process to address the concerns raised regarding future redevelopment options for specific lots in the immediate surrounding neighbourhood is included in the "Analysis" section.

Staff Comments

Background

In recent years, this neighbourhood has undergone some redevelopment through rezoning and subdivision to smaller lot sizes, consistent with the Lot Size Policy. This redevelopment proposal is consistent with the established pattern of redevelopment in the neighbourhood.

Trees & Landscaping

A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to the development proposal. The Report identifies and assesses three (3) bylaw-sized trees and one (1) undersized tree on the subject property. The Report recommends:

- Retention of Tree # 3 (Hazelnut) with tree protection fencing installed at 3 m from the base of the tree stem on each side (based on the dripline); and
- Removal of Trees # 1, 2, and 4 based on poor condition.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted a Visual Tree Assessment, and concurs with the Arborist's recommendations to:

- Retain Tree # 3 based on its good condition; and
- Remove Trees # 1, 2 and 4 based on their poor condition due to previous topping and structural defects.

The final Tree Retention Plan is included in **Attachment 5**.

Tree protection fencing must be installed as described in the Arborist's recommendations and to City standard prior to demolition of the existing dwellings on the subject site, and must remain in place until construction and landscaping on the future lots has been completed. Removal of the undersized cedar hedge within the Tree Protection Zone of Tree # 3 cannot be done with excavation equipment as this will damage the tree's roots. The portion of the undersized Cedar hedge within the Tree Protection Zone of Tree # 3 will need to be cut to grade and stumps removed with a stump grinder.

To ensure survival of Tree # 3, the applicant is required to submit the following items prior to rezoning adoption:

- A Contract with a Certified Arborist for supervision of any works to be conducted within close proximity to the Tree Protection Zone. The Contract must include the proposed number and stages of site monitoring inspections (e.g. demolition, excavation, perimeter drainage installation etc.), as well as a provision for a post-construction impact assessment report to be submitted to the City for review; and
- A Survival Security to the City in the amount of \$1,000 (reflects the 2:1 replacement tree ratio at \$500/tree). The City will release 90% of the security after construction and landscaping on the future lots is completed, inspections are approved, and an acceptable Arborist's post-construction impact assessment report is received. The remaining 10% of the security will be released one (1) year later, subject to inspection, to ensure Tree # 3 has survived.

Based on the 2:1 tree replacement ratio goal in the Official Community Plan (OCP) and the size requirements for replacement trees in the City's Tree Protection Bylaw, a total of four (4) replacement trees* are required to be planted and maintained on the future lots, with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	8 cm		4 m
2	11 cm		6 m

*Note: Tree replacement is not required for removal of the undersized Tree # 1.

To ensure that the four (4) replacement trees are planted and maintained on the future lots, the applicant is required to submit a Landscaping Security to the City in the amount of \$2,000 (\$500/tree) prior to rezoning adoption.

Existing Utility Right-of-Way

There is an existing 3 m wide utility right-of-way that runs along the south property line of the subject property for the existing sanitary sewer. The applicant is aware that restrictions exist on the placement of fill, retaining walls, buildings and structures within the right-of-way, and that if the applicant seeks to encroach into the right-of-way that he must apply for and be granted an encroachment permit by the City's Engineering division at development stage.

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

Vehicle access to the proposed new lots will be from McKessock Avenue.

Subdivision

At future subdivision stage (SD 12-610920), the applicant will be required to:

- Pay Development Cost Charges (City and GVS&DD), Engineering Improvement Charge (for future frontage improvements), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs. As with other mid-block development applications, actual construction of frontage improvements, such as a treed/grassed boulevard, sidewalk, curb, gutter, lighting etc., is not required at this time for the subject site application. The City's standard practice for mid-block sites is to collect Engineering Improvement Charges for future frontage improvements to be constructed at such time that a majority of the block has redeveloped and contributed to funding the improvements.
- Register a statutory right-of-way along the east property line of the site to extend the sanitary sewer to service the proposed north lot.

Analysis

This redevelopment proposal is consistent with the existing Lot Size Policy for the neighbourhood because it enables two (2) lots to be created fronting McKessock Avenue, which would be approximately 13 m to 14 m wide and 360 m² to 396 m² in area, in accordance with the proposed "Single Detached (RS2/B)" zoning.

This rezoning application does not preclude adjacent properties from redeveloping in the future, and it is for this reason that staff is supportive of the subject proposal moving forward at this time.

However, due to the geometry of several adjacent properties fronting the north side of Bridgeport Road in the block between McKessock Avenue and Shell Road, and due to concerns raised by neighbourhood residents during the review of this rezoning application, it is appropriate at this time to begin the separate comprehensive review of land use options for specific lots within this block, as proposed in the staff report to amend Lot Size Policy 5448 in February 2012.

Further consideration of rezoning and subdivision applications on a site-by-site basis without a better understanding of the available redevelopment options is problematic for the following reasons:

- there are three (3) deep lots on Bridgeport Road that lend themselves to more efficient use of the land than that currently permitted by the existing Lot Size Policy;
- there are challenges associated with extending McKessock Place to service the existing backlands of lots fronting McKessock Avenue, Shell Road, and Bridgeport Road, and also with providing secondary emergency access;
- there is greater potential for some properties to be left as “orphan lots” due to their location and configuration;
- there is less chance of all property owners in the neighbourhood achieving the maximum benefit of their land;
- there is less opportunity for the City to review servicing capacity (minimum 3-lot subdivision or multi-family development proposal required), and for lower costs associated with servicing upgrades and boulevard improvements, where required;

Therefore, staff recommends that Council direct staff to undertake public consultation, beginning in January 2013, with the owners and residents of properties within the area bounded by:

- the east side of McKessock Avenue between Bridgeport Road and the north side of McKessock Place;
- the north side of Bridgeport Road between McKessock Avenue and Shell Road; and
- the west side of Shell Road between Bridgeport Road and the Railway Right-Of-Way north of McKessock Place.

The specific notification area is identified in **Attachment 6**.

The scope of public consultation would be:

- a. to explore land use options for future redevelopment of those properties shown hatched on **Attachment 6**, such as:
 - i. single-family redevelopment under the existing Lot Size Policy 5448, which permits rezoning and subdivision to “Single Detached (RS2/B)” on McKessock Avenue, McKessock Place, and Bridgeport Road (subject to a rear lane);

- ii. single-family redevelopment requiring another amendment to Lot Size Policy 5448 to allow the subject block of Bridgeport Road to be treated in the same way as the blocks on Bridgeport Road to the west (i.e. to permit rezoning and subdivision to “Compact Single Detached (RC2)” and “Coach House (RCH)”);
 - iii. townhouse redevelopment along the subject block of Bridgeport Road, requiring an amendment to the Bridgeport Area Plan to change the land use designation of affected properties from “Residential (Single-Family)” to “Residential (Townhouse)”, as is the case on the south side of Bridgeport Road; and
- b. to explore road alignment options for the extension of McKessock Place, associated with each land use option described above.

With respect to the land use option described in section “a.ii” (above), staff understands that Council has expressed concerns about the design of coach houses in the city. If this land use option was explored during the public consultation process and it was considered favourably by the neighbourhood, a revised coach house zone would be utilized and the requirement for a Development Permit would be explored to address Council’s concerns.

Financial Impact

None.

Conclusion

This rezoning application to permit a two-lot subdivision complies with applicable policies and land use designations contained within the Official Community Plan (OCP) and the Lot Size Policy, and is consistent with the established pattern of redevelopment in the neighbourhood.

Staff has presented the concerns raised by residents of the neighbourhood in response to this rezoning application. Staff has analysed this rezoning application with consideration of these concerns and feels that this rezoning application should proceed as it does not preclude adjacent properties from redeveloping in the future. However, prior to the consideration of additional redevelopment proposals on properties fronting the north side of Bridgeport Road in this block, additional public consultation is necessary on the potential land use options and necessary road alignment for the extension of McKessock Place.

On this basis, staff recommends:

1. That Bylaw No. 8943, for the rezoning of 2420 McKessock Avenue and a portion of 2400 McKessock Avenue from “Single Detached (RS1/D)” to “Single Detached (RS2/B)”, be introduced and given first reading.
2. That Council direct staff to undertake public consultation beginning in January 2013 with the owners and residents of properties identified in a specified notification area within the Bridgeport planning area (as shown on **Attachment 6** to the report dated October 9, 2012, from the Director of Development), for the purpose of exploring:

- a. land use options for future redevelopment of those properties shown hatched on **Attachment 6**; and,
- b. road alignment options for the extension of McKessock Place.

The list of rezoning considerations associated with the rezoning of 2420 McKessock Avenue and a portion of 2400 McKessock Avenue is included in **Attachment 7**, which has been agreed to by the applicant (signed concurrence on file).



Cynthia Lussier
Planning Technician
(604-276-4108)

CL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5448
- Attachment 4: Written comments from the public
- Attachment 5: Final Tree Retention Plan
- Attachment 6: Notification Area - Comprehensive Review of Future Redevelopment Options
- Attachment 7: Rezoning Considerations Concurrence



PROPOSED REZONING

BRIDGEPORT RD

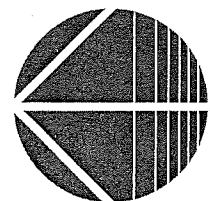
McKESSOCK AVE

88

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88

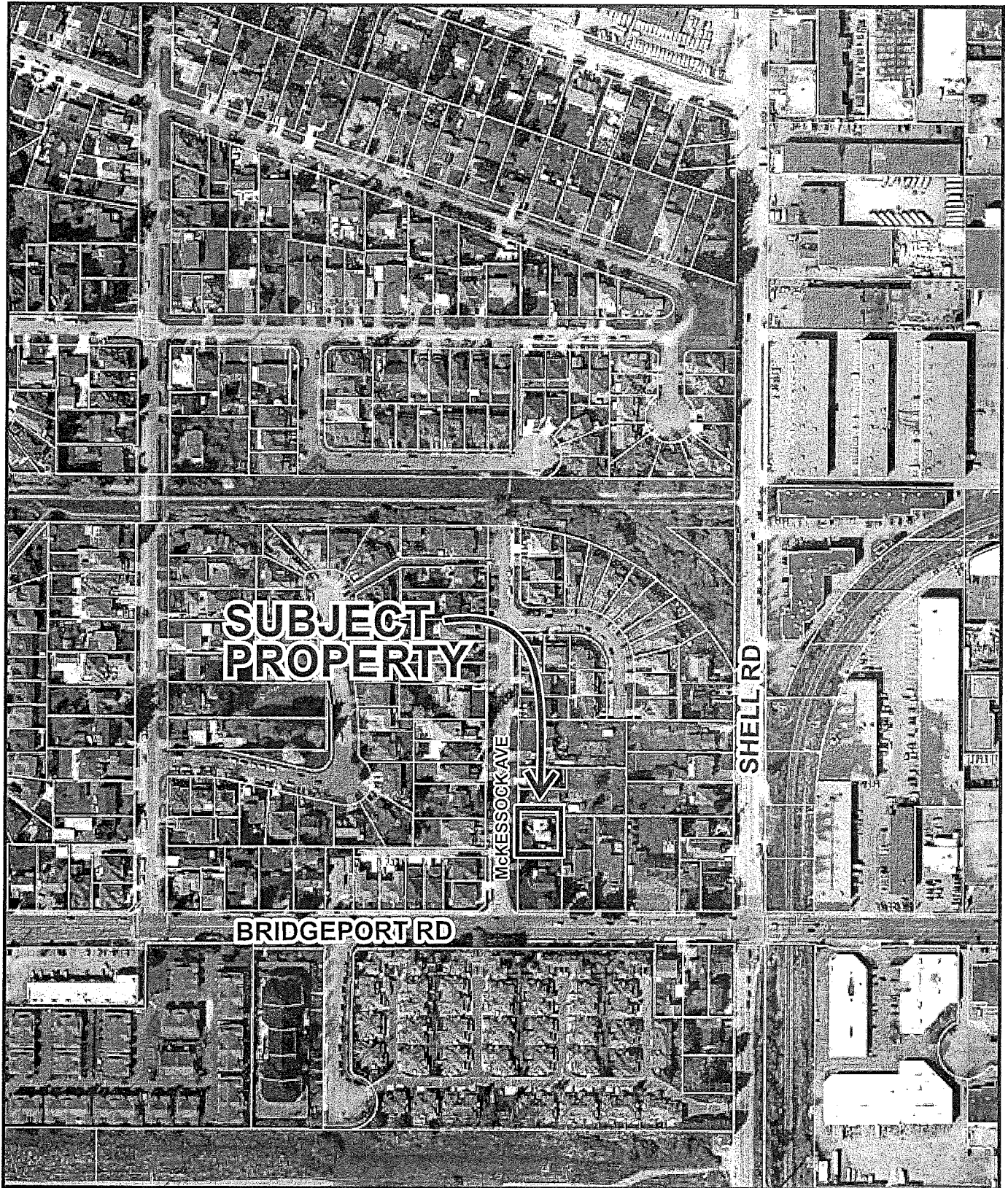
RZ 12-610919



Original Date: 05/30/12

Revision Date: 09/05/12

Note: Dimensions are in METRES



RZ 12-610919

Original Date: 05/30/12

Amended Date: 09/04/12

Note: Dimensions are in METRES



RZ 12-610919

Attachment 2

Address: 2420 McKessock Avenue

Applicant: Benn Panesar

Planning Area(s): Bridgeport

	Existing	Proposed
Owner:	Gurbaksh Kaur Bagri	To be determined
Site Size (m ²):	Approx 672 m ² (7,233 ft ²)	North lot – 360 m ² (3,875 ft ²) South lot – 396 m ² (4,262 ft ²) (subject to SD 12-605946)
Land Uses:	One (1) single detached dwelling	Two (2) single detached dwellings
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Residential (Single-Family)	No change
702 Policy Designation:	Lot Size Policy 5448 permits this property to be rezoned and subdivided in accordance with Single Detached (RS2/B)	No change
Zoning:	Single Detached (RS1/D)	Single Detached (RS2/B)
Other Designations:	High Aircraft Noise Area (Area 2) permits all noise sensitive land uses to be considered	No change

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 Size (min. dimensions):	360 m ²	Two lots – approx 360 m ² to 396 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2	none
Height (m):	2.5 storeys	2.5 storeys	none

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



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: September 16, 1991

POLICY 5448

Amended By Council: February 20, 2012

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 23-5-6

POLICY 5448:

The following policy establishes lot sizes in a portion of Section 23-5-6, bounded by the **Bridgeport Road, Shell Road, No. 4 Road and River Drive:**

That properties within the area bounded by Bridgeport Road on the south, River Drive on the north, Shell Road on the east and No. 4 Road on the west, in a portion of Section 23-5-6, be permitted to rezone and subdivide in accordance with the provisions of Single Detached (RS1/B) in Zoning and Development Bylaw 8500, with the following provisions:

- (a) Properties along Bridgeport Road (between McKessock Avenue and Shell Road) and along Shell Road will be restricted to Single Detached (RS1/D) unless there is lane or internal road access in which case Single Detached (RS1/B) will be permitted;
- (b) Properties along Bridgeport Road between No. 4 Road and McKessock Avenue will be restricted to Single Detached (RS1/D) unless there is lane access in which case Compact Single Detached (RC2) and Coach Houses (RCH) will be permitted;
- (c) Properties along No. 4 Road and River Drive will be restricted to Single Detached (RS1/C) unless there is lane or internal road access in which case Single Detached (RS1/B) will be permitted;

and that this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family 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.

Attachment 4

Written comments submitted by the public

From: brian cray [mailto:brianocray@hotmail.com]
Sent: June 22, 2012 4:53 PM
To: Lussier, Cynthia; tia
Subject: 2420/2400 Mckessock

Dear Ms. Lussier:

I wanted to bring to your attention for your consideration the following from the Feb 20, 2012 report of planning committee:

In regards to the area between Shell rd and Mckessock on Bridgeport rd, "this section has been identified for a comprehensive review to determine how the area can develop."

It also states "due to the existing lot geometry along this section, it would be difficult for development to connect to an operational lane."

The development RZ 12-610919 at 2420 Mckessock will impact me and the remaining large lots between Shell Road and Mckessock for access. Under existing policy we are RS1/D with the potential to go to RS1/B with a lane. But staff has said that we are not likely for a lane and should have a comprehensive review. This development makes it less likely for a lane and there is continued ad hoc rezoning/planning under existing zoning/policy but no comprehensive review. There is only 4 to 9 properties that would be affected along the front section of this area. 3 of these are in the middle of the block and are large lots with no access now. There is mine on the corner of Mckessock that is close to RCH but has been denied this zoning, and 5 properties (4 on Shell and the one on Mckessock that is the subject of this rezone) that are on the edges. Access is a real problem and with this rezone, it becomes more so. With a land assembly seemingly not in the cards, that leaves me like this rezone applicant, only able to use the existing policy/zoning to develop my property.

I have a number of options. They could include:

1. Do nothing and wait for a developer or council to rezone with their comprehensive review
2. Build a lane and develop to RS1/B with 40 ft lots and get 2 of them.
3. #2 does not make sense when I can swing the lots onto Mckessock and not build a lane and make it even harder to access the interior large lots
4. find a way to buy my neighbour, have the frontage to put in coach houses (30 ft lots with the 2m extra for the corner lot) and ask the city to give me the same zoning as they just gave across the street.

Unless the city undergoes that comprehensive review, their lack of planning will shape this area because development will continue under existing policy/zoning like this proposed rezone.

After talking with you, it appears that the city is not seeking acquire the easement at the edge of the proposed rezone which would make a lane less likely because it could never line up with the one across Mckessock. It is a sewer easement and the likely space where a lane would go. This is the reason why I am very interested in this rezone. I was always assuming that the reason for the easement was for a potential lane as per the policy 5448.

This rezone and land assembly would appear to meet all the technical requirements of the existing zoning but by not doing your comprehensive review, it appears that it may doom the block to stagnate and stunt any development.

I will be interested in how staff and council deal with this rezone.

I am hopeful that you will keep me informed of the progress of this file.

Sincerely yours,

Brian Cray

CITY OF RICHMOND

JUL 10 2012

RECEIVED

To CYNTHIA LUSSIER
PLANNING TECHNICIAN

QUESTIONS ASKED FOR
& SUBMITTED ON 10TH JULY 2012
DATED & STAMPED RECEIVED
BY CITY ROAD PLANNING DEPT.

Sheet 1 of 2.

QUESTIONS FOR COUNCIL MEETING ON THIS APPLICATION
& IMPACT TO RESIDENTS REZONING
QUESTIONS ABOUT APPLICATION FOR 2920 McKESSOCKE AVE
AS PER REQUEST QUESTIONS SHOWN
4TH JULY 2012
Sheet 1 of 2.

- ① PLEASE ALL NEW SUB-DIVISION APPLICATIONS TO HAVE LANE ACCESS
FILE # 6360-07 - 27TH JAN 2002 - (2003) PASSED BY CITY ROAD
BY DIRECTOR OF ENGINEERING MANAGER & REZONING JOE ERIC
& STEV ONO PEAC DIRECTOR ENGINEERING

NOTE THIS APPLICATION DOES NOT HAVE A LANE ACCESS
ALSO IT BLOCKS OFF LANE ACCESS TO OTHER RESIDENCES IN AREA
OF BRIDGEPORT RD & SHELL RD AS PER PLAN LAYOUT SHOWN 1 OF 7
SUBMITTED TO CYNTHIA LUSSIER ON 4TH JULY 2012 DATED
3RD AND STAMPED RECEIVED CITY OF RMD.

- ② COMBIE SCHOOL PUBLIC HEARING FOR POLICY 5448 AREA THAT
PUBLIC VOICED THAT YES, THEY WANTED HIGHER DENSITY
FACTOR OF 12.68 MIN PER ACRE
REZONING POLICY TO REFLECT PUBLIC REQUEST AT MEETING
CHAIRMAN BY MR CROW CITY OF RMD

- ③ FIRE MARSHAL REGS / 2012 NOW HAVE TO HAVE FIRE FIGHTING
FRONT & REAR OF PROPERTIES REQUIRES LANE ACCESS BY
FEDERAL LAW 2012 FIRE MARSHAL REGS

- ④ QUESTION ARE KERBS - BUDS / FOOT PATHS GOING TO GO IN ON
ALL NEW HOUSES & APPLICATIONS IN FUTURE & CONNECTIONS TO
EXISTING HOUSES ON WHOLE OF STREET & EXIT TO BRIDGEPORT RD
TRAFFIC RESTRICTION NOW AS EXIT REDUCED FROM 36'-0"
HAVE OUT TO 30'-0" FLARE OUT, NOW GREATER FLOW OF
TRAFFIC FROM EACH HOUSE MIN 9 CARS AVERAGE GOING OUT
TO BRIDGEPORT RD CAUSING TRAFFIC DELAYS

- ⑤ PROPERTY OWNER APPLICATION OWNS ALL THREE PROPERTIES ON
THIS APPLICATION 2900 McKESSOCKE ALSO NEW SURVEY LINE TO
& LINE OF HIS DRIVEWAY NOW SEE SHOWN 1 OF 7 LAYOUT

- ⑥ PROPERTIES ALONG BRIDGEPORT RD / SHELL RD HAVE TO HAVE LANE
ACCESS ON ALL NEW OR PROPOSED PROPERTIES BY 2002-2003
CITY BYLAW PASSED ON JAN 27 / 2002-2003 DIRECTOR OF
ENGINEERING CITY OF RMD. FILE 6307-07

- ⑦ FENCE LINE NEW IS NOW BLOCKING LANE ACCESS AS PER
DIRECTOR OF ENGINEERING FILE # 6307-07 AND HAS TO
BE MOVED TO NEW SURVEY LINE OR DISCONTINUED FROM
THIS APPLICATION & CLEARED OFF PROPERTY TO GIVE LANE ACCESS
AS PER LAYOUT PLAN SHOWN 1-7 DATED 3 JULY & 4TH JULY 2012

- ⑧ OFFICIAL SEWER MAP # 2356-08-2 2055 McKESSOCKE SANITARY SEWER
AREA 24

NOTE ***

AS OF 10TH JULY 2012
CITY CREW DETAIL (SHOWING)
(REPORT BY CITY)
NO SIDE WALKWAY PATHS
ON 7 HOUSES (WHY) IS IT
NOT GOING IN & BUDS
CORNER HOUSE ON
McKESSOCKE TO KANE
HAS SIDEWALKER PATHS &
KERBS

NOTE ***
ALSO GRAVEL STRIP ON
7 PROPERTIES IS NOT
CONSISTANT AT MIN 7'-0"
GRAVEL FROM ROAD
SIDE WALKWAY SHOULD BE
6'-6" INCLUDING KERBS & PLANTING
WALKWAY
OR OTHER SIDE OF RD
McKESSOCKE AVE.

(9) REZONING NOTE R/B LOTS = 78x40 + 20' LANE = FOREVERLY
 100'-0" LAYOUT = 2 1/2 SPARE EACH LOT. (AS PERMITTED FROM CITY RMD
 COACH HOUSE RC = SAME SIZE. (FROM R/D TO R/B ON NEW RC COACH HOUSE)
 NOTE HYDRO POLES ALL NEW LAID OUT TO 1960yr
 LAYOUT EVERY 100'-0" NORMAL CLEARANCE FACTOR
 ON BRIDGEPORT RD / SHELL RD / MCKESSOCK AVE.

CITY OF RICHMOND

JUL 10 2012

RECEIVED

(10) ALL EXISTING SEWERS ARE SITUATED IN IDEAL LOCATION
 FOR SUB-DIVISION LANE & THEN RD AS PER PLAN
 LAYOUT 1. THRU 7 SHTS DATED 3RD JULY & 4TH JULY TO
 ALSO MOVED OK FOR SERVICE SINCE APPROX MARCH 2011yr FOR NEXT
 25 MINIMAL OK BY ENGINEERING DEPT.

(11) SUB-DIVISION RD TO ANGLE AT FIRST TO 60° ANGLE THEN TO 60°
 ON TOP OF N & S SEWER & EXIT RD DESIGNATION (SINCE 1983yr ON CITY MAP)
 BETWEEN HOWARD LONG HOUSE SHELL RD 2751 & BULLOFF
 HOUSE 2775 ON SHELL RD DESIGNATION EXIT SINCE MAP
 ISSUED 1978 ALSO FIRE HYDRANT ^{HAS BEEN MOVED} MOVE CLEAR OF
 EXIT RD FROM SUB-DIVISION & FEED IN LANE SHELL RD
 FOR SUB-DIVISION EXIT ONLY TURN RIGHT DESIGNATION
 NOTE ALSO NO PAVEMENT AREA ON WEST SIDE OF SHELL RD
 IN THIS NEW HOUSE AREA. NOW WILL PAVEMENT &
 ACCESS LANES GO IN ALSO PAVEMENT DOWN SHELL RD
 & FIRE MARSHAL REAR 2012 NOTE
 FIGHTING FIRES FRONT & REAR OF PROPERTIES REG FIRE MARSHAL 2012yr
 FEDERAL LAW & INSURANCE OF CANADA.

(12) NEW WATER MAIN IN PLACE FOR SUB-DIVISION TO
 BACK LANDS - ON MCKESSOCK PLACE EXTENSION SUB
 - DIVISION RD & ACCESS LANES FOR SHELL RD & MCKESSOCK &
 BRIDGEPORT RD TOO CONSIDER FOR THIS REZONING NOW
 100 TOWN HOUSES / OR COACH HOUSE R/B LOT SIZE NOW.

(13) ALL CAPPED SERVICES IN SITU READY FOR SUB-DIVISION EXTENSION

(14) SUMMARY THESE ALL MY CONCERNS & MY NEBOURS FOR ACCESS
 LANES & SERVICE ABILITY FOR FRONT & REAR OF PROPERTIES
 & MEETING ALL CRITERIA ENGINEERING REQUIREMENTS NOW

(15) NEW HOUSES ON MCKESSOCK AVE HAVE HAD CRUSHED STONE / IN DOWN WEST SIDE ON S PROPERTIES & BLUE GRASS
 AS PER REPURSE OF T. CHARLES
 CYNTHIA RUSSIER CITY OF RMD
 PLANNING DEPT. REPORT OF
 4TH JULY 2012yr

7.0 STRIP MAIN FROM RD.
 NEEDED IS
 START ON 3 PROPERTIES
 7 PROPERTIES
 INVOLVED.

4TH JULY 2012yr

From: Tia B [redacted]
Sent: Thursday, 30 August 2012 9:25 AM
To: Brian Cray; Lussier, Cynthia
Subject: RE: 2420 McKessock Avenue
Importance: High

Hello Cynthia,

I am the home owner of 10671 Bridgeport, and just as Mr. Cray has concerns of allowing this zoning, so do I.

I feel allowing this to go through impacts me in not a favorable way to my future development, and greatly reduces valuable use of land. Unless the City plans to allow fairness amongst all home owners, I disagree strongly with this purposed zoning. I feel I am being forced into a land locked situation from all sides.

I am curious, is a land owner able to rezone a property more than once?

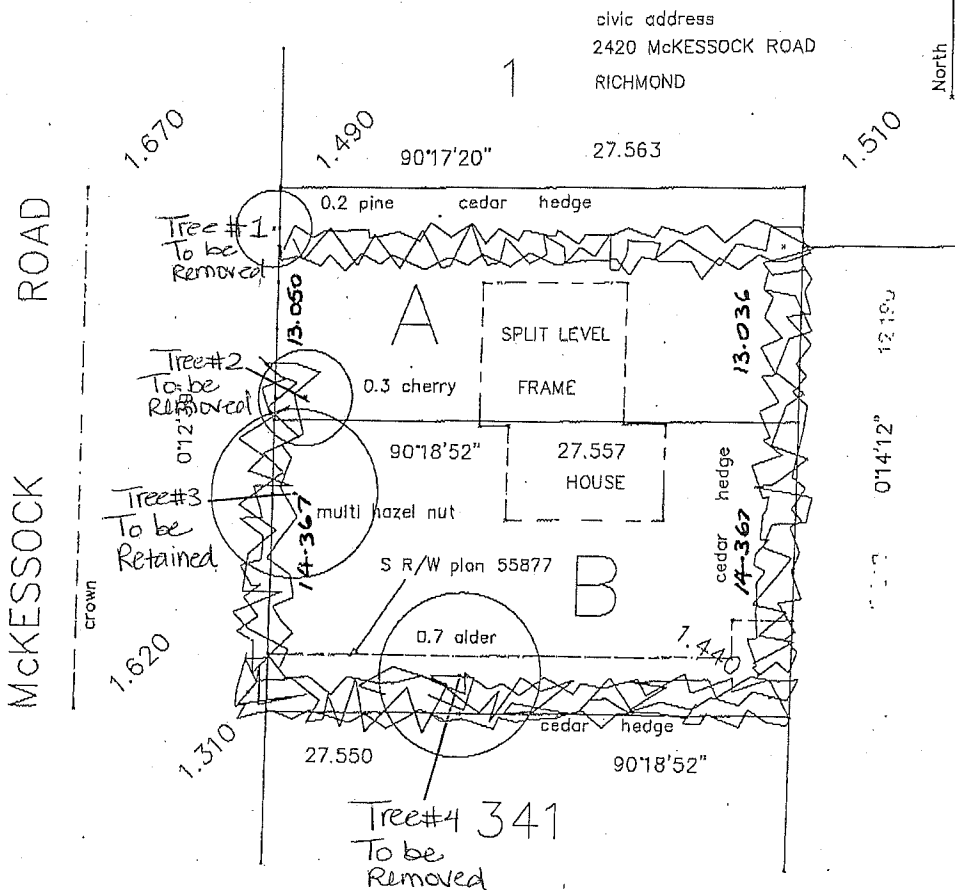
Please, count me in, and include me in any invitations to meetings that concern the below. I work away from home, but will be in the week of the 17th, and would like to attend.

Kind regards,

Tia Beaulne

(this page intentionally left blank)

not to be used to define boundaries

scale 1:300
metresSurvey Certificate
forTREE AND ELEVATION PLAN
FOR PROPOSED SUBDIVISION
OF LOT 2 SECTION 23
Blk.5N Rge.6W NWD
PLAN BCP-----

NTS

Christopher J. James
British Columbia Land Surveyor
2822 Gordon Avenue
Surrey B.C. V4A 3J4
604-535-3261

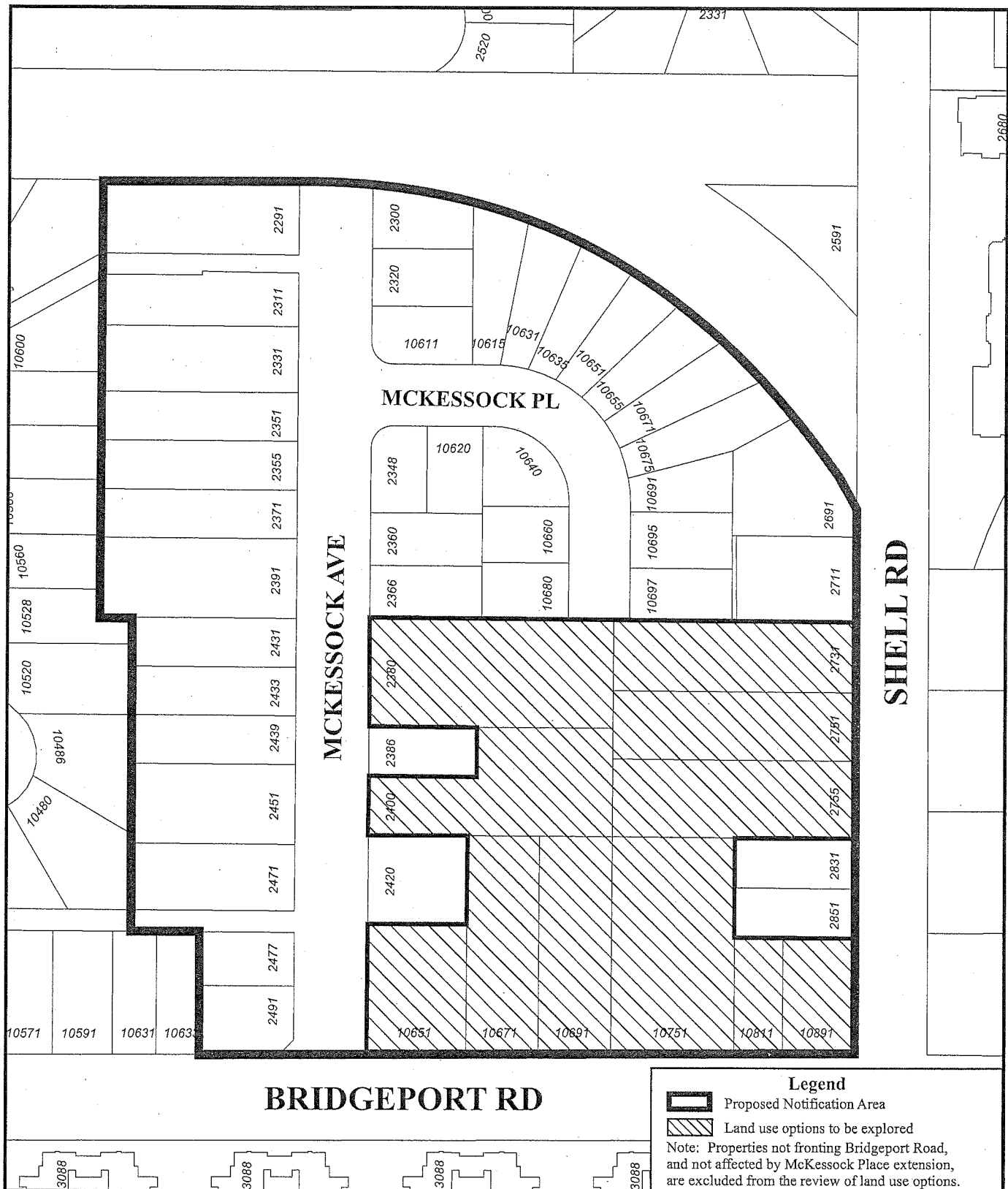
certified correct

B.C.L.S.

this 18 day of JUNE 2012

this document is not valid unless originally signed and sealed

file 8875



McKessock Neighbourhood 2013 Public Consultation

Original Date: 09/21/12

Revision Date: 10/11/12

Note: Dimensions are in METRES



Address: 2420 McKessock Avenue

File No.: RZ12-610919

Prior to final adoption of Zoning Amendment Bylaw 8943, the applicant is required to complete the following:

1. Approval of Subdivision application SD 12-605946 to consolidate approximately 84 m² of property (3.048 m x 27.563 m) from 2400 McKessock Avenue with 2420 McKessock Avenue, along with confirmation through a survey plan that the remaining lot and house at 2400 McKessock Avenue complies with zoning.
2. Submission of a Landscaping Security to the City in the amount of \$2,000 (\$500/tree) to ensure that the four (4) required replacement trees are planted and maintained on the future lots, with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	8 cm		4 m
2	11 cm		6 m

The City will release 90% of the security after construction and landscaping on the future lots is completed, and a landscaping inspection is approved. The remaining 10% of the security will be released one (1) year later, subject to inspection, to ensure the replacement trees have survived.

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 Tree # 3 (Hazelnut) to be retained (including removal of undersized cedar hedge within the tree protection zone). 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 \$1,000 for Tree # 3 to be retained (to reflect the 2:1 tree replacement ratio at \$500/tree). The City will release 90% of the security after construction and landscaping on the future lots is completed, inspections are approved, and an acceptable Arborist's post-construction impact assessment report is received. The remaining 10% of the security will be released one (1) year later, subject to inspection, to ensure Tree # 3 has survived.
5. Registration of an aircraft noise sensitive use covenant on title.
6. Registration of a flood indemnity covenant on title.
7. 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. \$4,475) 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 applicant must:

- Install tree protection fencing at 3 m from the base of the tree stem on each side (based on the dripline), as described in the Arborist's recommendations and to City standard prior to demolition of the existing dwellings on the subject site. Tree protection fencing must remain in place until construction and landscaping on the future lots has been completed. Removal of the undersized cedar hedge within the Tree Protection Zone of Tree # 3 cannot be done with excavation equipment as this will damage the tree's roots. The portion of the undersized cedar hedge within the Tree Protection Zone of Tree # 3 will need to be cut to grade and stumps removed with a stump grinder.

At subdivision* stage, the applicant must:

- Pay Development Cost Charges (City and GVS&DD), Engineering Improvement Charge, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs; and,
- Register statutory right-of-way along the east property line of the site to extend the sanitary sewer to service the proposed north lot.

At Building Permit* stage, the applicant must complete the following requirements:

- 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.
- 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.

[signed concurrence on file]

Signed

Date



City of Richmond

Bylaw 8943

Richmond Zoning Bylaw 8500 Amendment Bylaw 8943 (RZ 12-610919) 2420 McKessock Avenue and a portion of 2400 McKessock 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/B)**.

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw 8943".

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8943**".

FIRST READING

A PUBLIC HEARING WAS HELD ON



SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

NOV 13 2012

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



City of Richmond



PROPOSED REZONING

BRIDGEPORT RD

McKESSOCK AVE

SHELL RD

McKESSOCK AVE

BRIDGEPORT RD

186.14

88

RZ 12-610919

Original Date: 05/30/12

Revision Date: 09/05/12

Note: Dimensions are in METRES