



City of Richmond
Planning and Development Department

Report to Committee

Fast Track Application

To Council Mar 12, 2007
To Planning - Mar 6, 2007

To: Planning Committee
From: Jean Lamontagne
Director of Development

Date: February 15, 2007
RZ 06-355328

File: 8060-20-8202

Re: Application by Benjamin McConnell for Rezoning at 7860/7880 Eperson Road from Two-Family Housing District (R5) to Single-Family Housing District, Subdivision Area B (R1/B)

Staff Recommendation

That Bylaw No. 8202, for the rezoning of 7860/7880 Eperson Road from “Two-Family Housing District (R5)” to “Single-Family Housing District, Subdivision Area B (R1/B)”, be introduced and given first reading.

Jean Lamontagne
Director of Development

CL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY
CONCURRENCE OF GENERAL MANAGER

The following requirements are to be dealt with prior to final adoption:

- Submission of a Landscaping Security to the City of Richmond in the amount of \$6,000 for the planting and maintenance of 12 replacement trees with the following minimum calliper sizes:
 - Six (6) trees of 8 cm;
 - Four (4) trees of 9 cm;
 - Two (2) trees of 10 cm.

If replacement trees can not be accommodated on the subject property or on neighbouring sites, the applicable portion of the Landscaping Security will be converted to a contribution in-lieu of planting to the City’s Tree Compensation Fund (\$500/tree);

- Submission to the City of Richmond of a contract entered into between the applicant and a Certified Arborist for supervision of on-site works conducted within drip lines of trees being retained along the east property line, which should include submission of tree well construction plans (if applicable) and completion of an impact assessment report to be reviewed by the City;
- Registration of a flood indemnity covenant on title.

[Signed copy on file]

Agreement by Applicant
Benjamin McConnell

Item	Details
Application	RZ 06-355328
Location	7860/7880 Eperson Road (Attachment 1)
Owner	Benjamin McConnell
Applicant	Benjamin McConnell

Date Received	December 20, 2006
Acknowledgement Letter	January 11, 2007
Fast Track Compliance	January 29, 2007
Staff Report	February 13, 2007
Planning Committee	March 6, 2007

Site Size	1,128 m ² (12,142 ft ²)
Land Uses	Existing – One (1) two-family residential dwelling
	Proposed – Two (2) single-family residential lots, Lot 1 measuring approximately 524 m ² (5,641 ft ²); and Lot 2 measuring approximately 604 m ² (6,498 ft ²).
Zoning	Existing – Two-Family Housing District (R5)
	Proposed – Single-Family Housing District, Subdivision Area B (R1/B) – minimum width 12 m (39.4 ft.)
Planning Designations	<ul style="list-style-type: none"> • Official Community Plan Generalized Land Use Map – Neighbourhood Residential • Official Community Plan Specific Land Use Map – Low-Density Residential • Area Plan or Sub-Area Plan – None • Lot Size Policy 5457 (adopted by Council in 1994) – Permits rezoning and subdivision to Single-Family Housing District, Subdivision Area B (R1/B) <p>(Attachment 2)</p> <p><i>Application conforms with applicable designations and policies.</i></p>
Surrounding Development	<ul style="list-style-type: none"> • The area is an established residential neighbourhood that contains predominantly a mix of older and newer single-family dwellings on large lots zoned Single-Family Housing District, Subdivision Area E (R1/E). There are two (2) duplex lots on Eperson Road zoned Two-Family Housing District (R5). Since the mid 1990's, ten (10) lots zoned Single-Family Housing District, Subdivision Area B (R1/B) have been created on Eperson Road in accordance with the Lot Size Policy for this area.

<p>Surrounding Development (cont'd)</p>	<ul style="list-style-type: none"> • Immediately to the north and to the east of the subject property are older dwellings zoned Single-Family Housing District, Subdivision Area E (R1/E); • Immediately to the south and west are new dwellings zoned Single-Family Housing District, Subdivision Area E (R1/E).
<p>Staff Comments</p>	<ul style="list-style-type: none"> • A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3). • A Tree Survey has been submitted by the applicant indicating the location of 12 bylaw-sized trees and 12 non-bylaw-sized trees (Attachment 4). The survey also illustrates that a fence has been improperly installed approx. 1.52 m west of the east property line, giving the impression that several trees and a shed located immediately east of the fence are situated on adjacent properties (7851 & 7871 Willowfield Drive). In reality, these trees and part of the shed are located on the subject property. The applicant has provided written notification to the adjacent property owners about proposed development plans (Attachment 5). • The applicant proposes to remove six (6) non-bylaw-sized trees along the west property line, and to remove six (6) bylaw-sized trees along the north property line to raise the grade of the subject property approx. 30-45 cm (12-18 in) and to construct a retaining wall along the north property line (adjacent property owner authorization has been provided in Attachment 6). A Certified Arborist's Report is submitted in support of tree removal and tree well construction, if applicable (Attachment 7). The City's Tree Preservation Official has reviewed and concurred with the recommendation to remove the trees based on their condition and the proposed development, however, it is recommended that proposed works to be conducted within the drip lines of trees located along the eastern property line be supervised and documented by the project arborist. • Based on the Official community Plan's (OCP) tree replacement ratio goal of 2:1, and the size requirements for replacement trees in the City's Tree Protection Bylaw, 12 replacement trees are required, with the following minimum calliper sizes: <ul style="list-style-type: none"> – Six (6) trees of 8 cm; – Four (4) trees of 9 cm; – Two (2) trees of 10 cm.

<p>Staff Comments (cont'd)</p>	<ul style="list-style-type: none"> • Due to the difficulty of accommodating all trees on-site, and due to the impact to adjacent properties from tree removal and fence relocation, the applicant proposes to plant and maintain twelve (12) trees to be dispersed between the subject property and adjacent properties. • To ensure that this work is undertaken, the applicant must provide a Landscape Security in the amount of \$6,000 (\$500 per tree) prior to final adoption of the rezoning bylaw. If replacement trees can not be accommodated on-site or on neighbouring sites, the applicable portion of the Landscaping Security will be converted to a contribution in-lieu of planting to the City's Tree Compensation Fund (\$500/tree); • The applicant is required to install tree protection barriers around the drip lines of all trees along the east property line prior to first reading of the zoning amendment bylaw or demolition of the existing dwelling on the subject property, whichever occurs first, and must remain in place until construction of the future dwellings is complete. • There are no servicing concerns or requirements with rezoning. • At future subdivision stage, the developer will be required to pay Neighbourhood Improvement Charges (for future road improvements), and Servicing Costs. • In accordance with the Interim Flood Protection Management Strategy, the applicant is required to register a flood indemnity covenant on title prior to final adoption of the rezoning bylaw.
<p>Analysis</p>	<p>The subject property is located within an established residential neighbourhood, which, since the mid 1990's has seen some redevelopment to Single-Family Housing District, Subdivision Area B (R1/B) from original lots zoned Single-Family Housing District, Subdivision Area E (R1/E) in accordance with the Lot Size Policy for this area. This rezoning application is consistent with similar applications already undertaken in the surrounding area.</p>
<p>Attachments</p>	<p>Attachment 1 – Location Map/Aerial Photo Attachment 2 – Lot Size Policy 5457 Attachment 3 – Development Application Data Sheet Attachment 4 – Tree Survey Attachment 5 – Letter to Adjacent Property Owners (East) Attachment 6 – Adjacent Property Owner Tree Removal Authorization (North) Attachment 7 – Arborist Report</p>

Recommendation	This rezoning application complies with all policies and land use designations contained within the Official Community Plan (OCP) and is consistent with the direction of redevelopment that has occurred in the surrounding area. On this basis, staff support the application.
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Cynthia Lussier
Planning Assistant
(Local 4108)

CL:blg



RZ 06-355328

Original Date: 01/10/07

Amended Date:

Note: Dimensions are in METRES



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: September 19, 1994

POLICY 5457

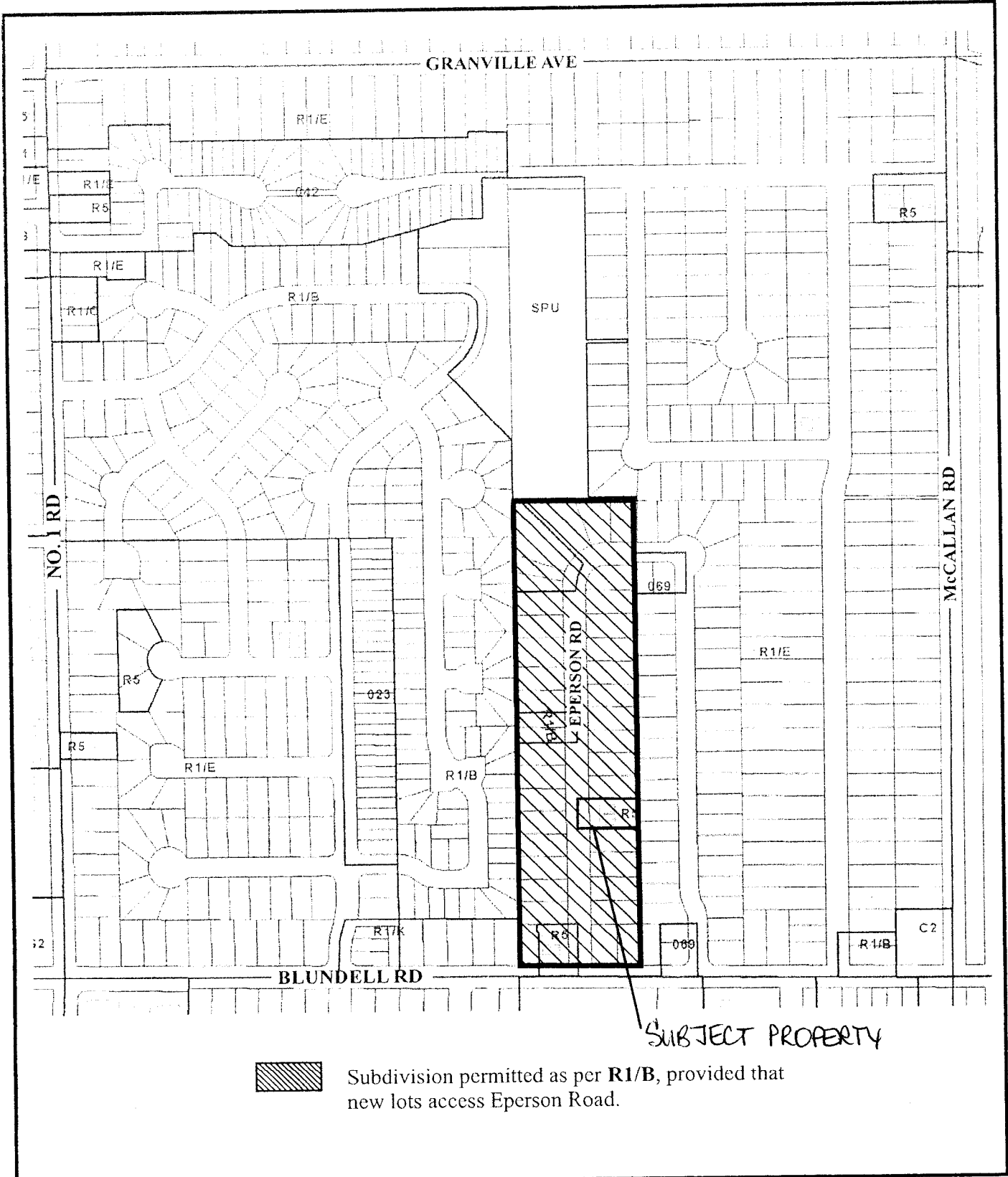
File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 14-4-7

POLICY 5457:

The following policy establishes lot sizes in a portion of Section 14-4-7 located on **Eperson Road to the north of Blundell Road:**

That properties along Eperson Road to the north of Blundell Road, (in a portion of Section 14-4-7 - more specifically shown on the accompanying plan), be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) in Zoning and Development Bylaw No. 5300, provided that the new lots created access Eperson Road, and that this policy 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.



Subdivision permitted as per R1/B, provided that new lots access Eperson Road.

SUBJECT PROPERTY



Policy 5457
Section 14-4-7

Adopted Date: 09/19/94

Amended Date:

Note: Dimensions are in METRES



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

**Development Application
 Data Sheet**

RZ 06-355328

Attachment 3

Address: 7860/7880 Eperson Road

Applicant: Ben McConnell

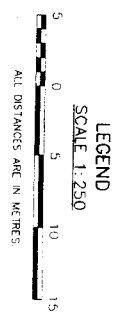
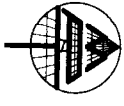
Planning Area(s): Seafair

	Existing	Proposed
Owner:	Ben McConnell	To be determined
Site Size (m²):	1,128 m ² (12,142 ft ²)	Lot 1 measuring approx. 524 m ² (5,641 ft ²) Lot 2 measuring approx. 604 m ² (6,498 ft ²)
Land Uses:	Two-Family Housing District (R5)	Single-Family Housing District, Subdivision Area B (R1/B)
OCP Designation:	<ul style="list-style-type: none"> Generalized Land Use Map – Neighbourhood Residential Specific Land Use Map – Low-Density Residential 	No change
Area Plan Designation:	None	No change
702 Policy Designation:	Policy 5457 – permits rezoning and subdivision to Single-Family Housing District, Subdivision Area B (R1/B)	No change
Zoning:	Two-Family Housing District (R5)	Single-Family Housing District, Subdivision Area B (R1/B)

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	Lot 1 - approx. 524 m ² Lot 2 - approx. 604 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 m	none
Height (m):	2.5 storeys	2.5 storeys	none

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

SHOWING JEELS ACCORDING TO CITY OF RICHMOND
 BYLAW NO. 8014
 SHOWING PROPOSED
 SUBDIVISION INTO 2 LOTS



- INDICATES SPOT ELEVATION
- MH INDICATES MANHOLE
- IC INDICATES INSPECTION CHAMBER
- LB INDICATES LAWN BASIN
- Ⓧ PHOTOS ARE TAKEN FROM STREET FRONT
 - LOOKING EAST

NOTES:

- PROPERTY LINE DIMENSIONS ARE FROM LAND TITLE OFFICE RECORDS.
- LEGAL PROPERTY LINE DIMENSIONS ARE SUBJECT TO CORRECTION BY FIELD SURVEYS.
- BUILDING LOCATION IS APPROXIMATE AND IS SHOWN FOR REFERENCE PURPOSES ONLY.
- ELEVATIONS ARE DERIVED FROM CITY OF RICHMOND BENCHMARK ROAD 5001 ROUT ON LANE HEIKANT, AT HOUSE #4390 @ GRAVELL SCHOOL. ELEVATION=2 940 METRES.
- DATES OF SURVEY: JANUARY 25, 2007
 FEBRUARY 9, 2007

© COPYRIGHT
MATSON PECK & TOPLISS
 SURVEYORS & ENGINEERS
 #710 - 8171 CORN ROAD
 RICHMOND B.C.
 V6V 3T8

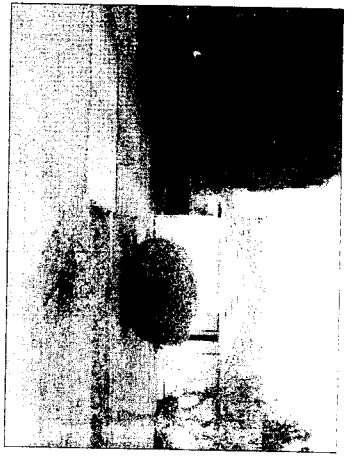


PHOTO #1

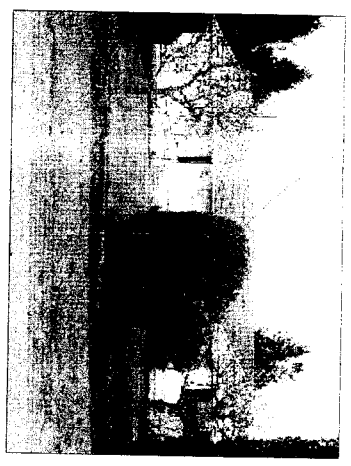
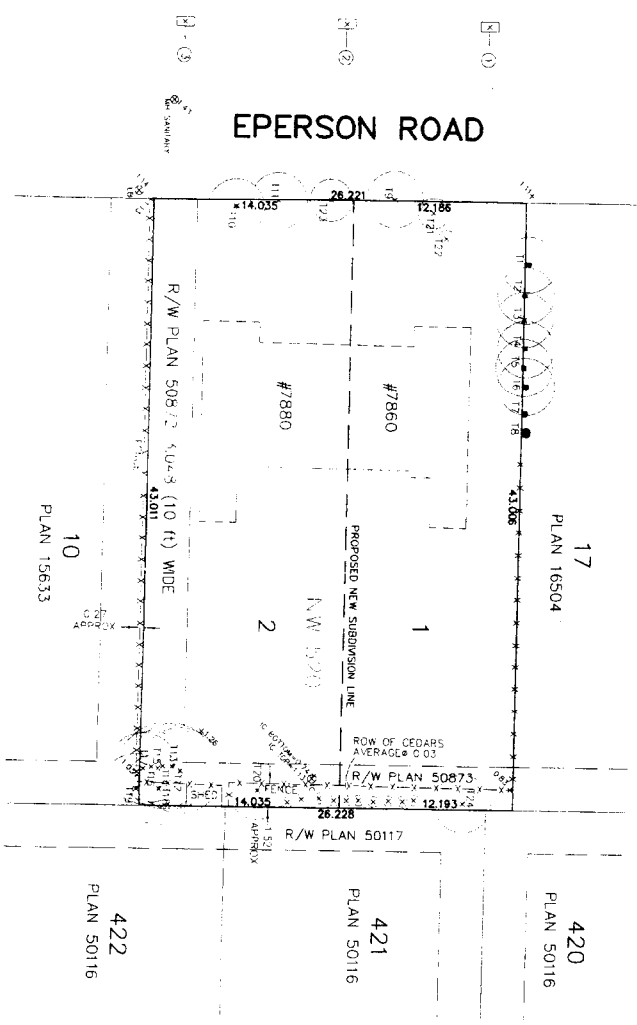


PHOTO #2



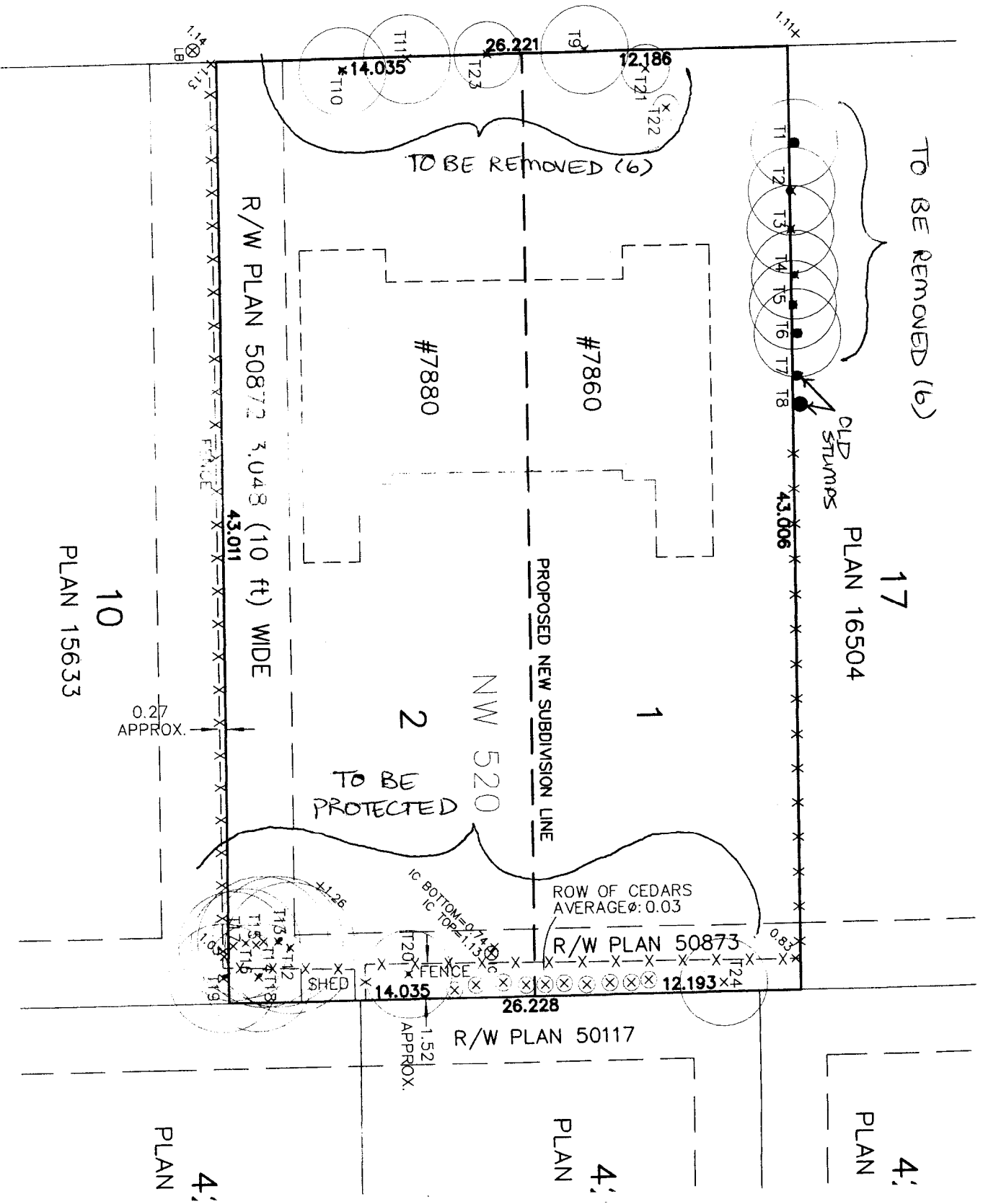
PHOTO #3



INCL. TYP.	INCL. DIM. (M)	INCL. DIM. (FT)	INCL. DIM. (M)	INCL. DIM. (FT)	INCL. DIM. (M)	INCL. DIM. (FT)	INCL. DIM. (M)	INCL. DIM. (FT)	INCL. DIM. (M)	INCL. DIM. (FT)	INCL. DIM. (M)	INCL. DIM. (FT)	INCL. DIM. (M)	INCL. DIM. (FT)	INCL. DIM. (M)	INCL. DIM. (FT)	INCL. DIM. (M)	INCL. DIM. (FT)	
11	CE/DA	0.25	0.82	2.70	2.70	8.87	2.70	8.87	2.70	8.87	2.70	8.87	2.70	8.87	2.70	8.87	2.70	8.87	2.70
12	CE/DA	0.25	0.82	2.70	2.70	8.87	2.70	8.87	2.70	8.87	2.70	8.87	2.70	8.87	2.70	8.87	2.70	8.87	2.70
13	CE/DA	0.25	0.82	2.70	2.70	8.87	2.70	8.87	2.70	8.87	2.70	8.87	2.70	8.87	2.70	8.87	2.70	8.87	2.70
14	CE/DA	0.25	0.82	2.70	2.70	8.87	2.70	8.87	2.70	8.87	2.70	8.87	2.70	8.87	2.70	8.87	2.70	8.87	2.70
15	CE/DA	0.25	0.82	2.70	2.70	8.87	2.70	8.87	2.70	8.87	2.70	8.87	2.70	8.87	2.70	8.87	2.70	8.87	2.70
16	CE/DA	0.25	0.82	2.70	2.70	8.87	2.70	8.87	2.70	8.87	2.70	8.87	2.70	8.87	2.70	8.87	2.70	8.87	2.70
17	CE/DA	0.25	0.82	2.70	2.70	8.87	2.70	8.87	2.70	8.87	2.70	8.87	2.70	8.87	2.70	8.87	2.70	8.87	2.70
18	CE/DA	0.25	0.82	2.70	2.70	8.87	2.70	8.87	2.70	8.87	2.70	8.87	2.70	8.87	2.70	8.87	2.70	8.87	2.70

CHECKED CORRECT
 DATE 6/19/08

EPERSON ROAD



TYPE	TRUNK DIAMETER ϕ :	GROUND ELEVATION	TREE TYPE	TRUNK DIAMETER ϕ	GROUND ELEVATION	TREE TYPE	TRUNK DIAMETER ϕ :	GROUND ELEVATION
	ϕ : 0.51	1.18	APPLE	MULTIPLE ϕ : 2@0.10	1.14	SHRUB	MULTIPLE ϕ : 8@0.04	1.12
	ϕ : 0.39	1.19	CEDAR	MULTIPLE ϕ : 19, 0.17	1.26	SHRUB	MULTIPLE ϕ : 5@0.07	1.11

February 6th, 2007

Subject: Rezoning and Subdivision of 7860 and 7880 Eperson Road as per applications
RZ 06-355328 and SD 06-355330

Dear Neighbor,

This letter is to notify you of the Rezoning and Subdivision taking place at 7860 and 7880 Eperson Rd. (bordering your west property line). It is proposed that the current building will be removed and replaced with 2 single-family homes.

It has been determined by a certified BC Land Surveyor that the dividing fence along the west boundary of your property is actually encroaching on this property by ~1.52 meters (4.99 feet). Upon construction of the new homes this fence will be removed and replaced with a fence that will run along the actual property line boundary.

In the case of lot 421 the trees shown as T20, T24 and the row of cedar hedges (as shown in the attached Site Survey) are on the ~~east~~^{WEST} side of the property line (and proposed new fence position). And in the case of lot 422, T16 is on the ~~east~~^{WEST} side of the property line, as well as the rear portion of a shed, which is encroaching by 1.52 meters.

A copy of the site survey showing the current placement of the fence with respect to the actual property boundary has been attached for your reference.

If you have any further questions please feel free to contact me at 604-516-9808.

Thank you,

Ben McConnell
Owner Occupier of 7860 Eperson


February 4, 2007

Re: File# RZ 06-355328 & SD 06-355330

To the City of Richmond:

I, Arley Anderson (owner/occupier of 7840 Eperson Road) consent to the removal of the cedar hedge consisting of six trees (T1-T6 on site survey) straddling the property boundary of 7840 and 7860 Eperson. I am aware that this is part of the rezoning and subdivision of 7860 and 7880 Eperson.

Sincerely,


Arley Anderson

MONKEY TREE SERVICES

6485 Prince Albert St.
Vancouver BC, V5W 3E7
Tel: (604) 833-2479



February 6th, 2007

Arborist report for: 7860/7880 Eperson Rd, Richmond BC

Definition of assignment: Prepare an Arborist report to fulfill the city of Richmond's requirement for development of residential property. Identify according to tree survey and assess condition of existing trees. Recommend corresponding actions to individual trees in regards to property owners plans for development, including impact on the trees and appropriate measures for retention of trees if required

Site inspection: Sunday January 28th 2007 10:45 am

Retention measures: Any trees that are retained through the development process are to be isolated with temporary fencing. The fencing must be anchored in the ground and encompass an area averaging two thirds the distance from the main stem to the outermost point of the drip line.

Retention specifications: The raising of grade is an engineering requirement for this development. There are three trees along the east property line that will be required to have a tree well erected around them. (T 12 through T 19, T 20 T 24) These wells can be tied in to the east property line barrier.

Trees on site: T 1-T 6 - Western Red Cedar (*Thuja plicata*)
T 12 thru T 19 - Western Red Cedar (*Thuja plicata*)
T 10, T 23 Pyramedalis, (*Thuja occidentalis*)
T 9, T 11 - Crab apple, (*Malice sylvestris*)
T 20 - White Spruce, (*Picea glauca*)
T 21, T 22, T 23 Miscellaneous shrubs
T 24 - Deciduous tree

T 1 through T 6 is a cedar hedge. This row of trees consists of "more than three trees that have been pruned to form a continuous dense screen of vegetation from ground level that provides fencing, wind breaking, and/or a boundary definition" (*Bylaw #8057 "definition" of a Hedge*). These trees are in fair health, but due to their repeated topping and lack of maintenance they have overgrown there location and will not work with the development process. The owner of the property has a letter of consent from the neighbour to the north and will be removing these trees. No permits are required as this row of trees by definition is classified as a hedge.

T 9, T 10, T 11, T 21, T 22, T 23 are all under sized trees labelled accordingly on the tree survey. The condition and the effects on them from the development is irrelevant as they will be removed for the development process.

(The exception being T 9 and T 11. These trees have been labelled as multiple stems, in my opinion the surveyor has encompassed lateral branches into his measurements. The definition of a multiple stem being that it is generally vertical and would extend directly in to and ultimately form the main crown of a tree.)

T 12 through T 19 is a small stand of Cedars. These 8 trees are originating from the ground in single points, and multiple. All of these trees have grown together acclimatized themselves to each other and share an entire root system, therefore they need to be considered as a single tree. This group of trees is in fair condition, there is garbage at/on the base of some of the trees. There is no evidence of pruning, or root disturbances recently. Any action to any part of this stand will have an impact on the whole. The developer of the property does not wish to disturb these trees at this time and will be erecting a barrier to isolate them from the development process.

In order to maintain this stand of trees a tree well will be erected to minimize the impact on root zone from the required raise of grade.

T20 Spruce, and T24 Deciduous are located along the east property line. The Spruce tree is reasonable condition, the deciduous as well. The developer will be erecting a barrier to isolate and reduce impact on the trees during the development process. The implementation of tree wells will be required for both of these trees and can be tied into the east property line to work with the new development and maintain the health of the trees.

The developer asked me to comment on the row of small cedars along the east property line. They are multiple small hedge plants that are in reasonable condition. These trees are not covered by the bylaw and the action on these trees is at the discretion of the developer.

As outlined there will be no removal of trees that are covered by the Richmond municipal bylaw at this time. Appropriate measures have been explained to the developer, and outlined above, for the safe keeping of the retained trees on the property. The developer will be consulting myself on an ongoing basis through out the development process as required.

Signed,



Seth Mennie,

ISA Certified Arborist PN #2030-A

Director, *Monkey Tree Services*



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8202 (RZ 06-355328)
7860/7880 EPERSON 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 and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B).

P.I.D. 001-400-312

Strata Lot 1 Section 14 Block 4 North Range 7 West New Westminster District Strata Plan NW520 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1

and

P.I.D. 001-400-321

Strata Lot 2 Section 14 Block 4 North Range 7 West New Westminster District Strata Plan NW520 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 and Development Bylaw 5300, Amendment Bylaw 8202".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAR 12 2007

Series of horizontal lines for signature and date entry.



MAYOR

CORPORATE OFFICER