



**City of Richmond**  
 Planning and Development Department

To Council - Nov. 23, 2009  
**Report to Committee**

To Planning - Nov 17, 2009

**To:** Planning Committee **Date:** October 27, 2009  
**From:** Brian J. Jackson, MCIP **File:** RZ 08-406864  
 Director of Development 8060-20-8438  
**Re:** Application by Laine & Christina Bosma and Lilac Bosma & Chris Hawkey for  
 Rezoning at 80/100 Lancaster Crescent from Two-Unit Dwellings (RD1) to  
 Single Detached (RS2/D)

**Staff Recommendation**

That Bylaw No. 8438, for the rezoning of 80/100 Lancaster Crescent from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/D)", be introduced and given first reading.

Brian J. Jackson, MCIP  
 Director of Development

EL:blg  
 Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Affordable Housing .....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

## Staff Report

### Origin

Laine & Christina Bosma and Lilac Bosma & Chris Hawkey have applied to the City of Richmond for permission to rezone 80/100 Lancaster Crescent (**Attachment 1**) from Two-Unit Dwellings (RD1) to Single Detached (RS2/D) in order to permit the site to be subdivided into two (2) single-family residential lots.

### Findings of Fact

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

### Surrounding Development

To the North: The area is an established residential neighbourhood containing primarily older single-family dwellings on legal non-conforming Single Detached (RS1/E) lots with an average lot width of 15.24 m (vs. minimum of 18 m for standard RS1/E lots);

To the East: City-owned property within Environmental Sensitive Area (ESA) zoned School & Institutional Use (SI) and Airport (AIR);

To the South: Flight Path Park zoned Airport (AIR); and

To the West: Vancouver International Airport (YVR) owned property zoned School & Institutional Use (SI).

### Related Policies & Studies

#### Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level is required prior to rezoning bylaw adoption.

### Staff Comments

#### Tree Preservation

A Tree Survey (**Attachment 3**) submitted by the applicant indicates the location of 15 trees:

- Five (5) bylaw-sized trees are located on the subject property;
- One (1) bylaw-sized tree and seven (7) under-sized trees are located on the City lane to the north of the subject property; and
- One (1) bylaw-sized tree and one (1) under-sized tree are located on the adjacent City property to the east within the ESA.

A Certified Arborist's report was submitted by the applicant in support of the application. The report indicates that two (2) of the bylaw-sized trees on site are hazardous and recommends removal. The report also recommends removal of three (3) additional bylaw-sized trees on-site due to poor health. Although the report recommends removal of all the trees located within the City's laneway to the north of the site, the applicants have no intention to remove any of the City's trees. The City's Tree Preservation Coordinator has reviewed the Arborist Report and concurred with the Arborist's recommendations for removal of the bylaw-sized trees on-site. No compensation is required for the removal of the hazardous trees.

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP) and the size requirements for replacement tree in the Tree Protection Bylaw No. 8057, six (6) replacement trees with the following minimum calliper sizes are required:

- two (2) trees of 11 cm; and
- four (4) trees of 8 cm.

In order to ensure that the landscaping works are undertaken, the City will require a Landscaping Security in the amount of \$3,000 for planting of six (6) replacement trees (in a mix of coniferous and deciduous trees) on-site prior to final adoption of the rezoning bylaw. The applicants understand that all replacement trees should be planted on-site, but outside of the ESA. If replacement trees could not be accommodated on-site, cash-in-lieu (\$500/tree) for off-site planting would be required.

#### Environmental Sensitive Area

The City of Richmond Environmentally Sensitive Areas (ESA) map (Attachment 3 to Schedule 1 of Bylaw No. 7100) identifies a small portion of land at the northeast corner of the site as an Environmentally Sensitive Area. At one time, this area was forested, but it has been cleared and a small accessory building was erected. Records in 1997 note the existence of the building, but no Building Permit was ever issued. It is not clear whether this structure was installed prior to the ESA being adopted in 1991 or after. The Building Permit for the principal dwelling was issued in January, 1990.

The applicants are proposing to remove this building within the ESA and enhance this area in accordance to the ESA Design Manual. A landscape plan (**Attachment 4**) was submitted by the applicant in support of the application. The landscape plan includes two (2) new trees (in addition to the required replacement trees) and a combination of shrubs and ground covers. Staff have reviewed the landscape plan and confirmed that the plant selection fully conforms to the City's recommended plant list for natural areas and support the planting scheme and the plant selections. In order to ensure that this work is undertaken, the applicant has agreed to provide a landscape security in the amount of \$800.00 prior to final adoption of the rezoning bylaw.

Since there is no new development proposed in proximity to the ESA on-site that would necessitate a review of potential impacts, an ESA assessment report and Development Permit process are not required for the redevelopment of the subject site into two (2) single-family lots.

#### Site Servicing

No Servicing concerns.

### Subdivision

At future Subdivision stage, the developer will be required to pay Neighbourhood Improvement Charges for future road and lane improvements and Servicing Costs.

An existing restrictive covenant limiting the 80/100 Lancaster Crescent to a two-family dwelling only will need to be discharged at subdivision stage as well.

### **Analysis**

#### Aircraft Noise Sensitive Development Policy

The OCP Aircraft Noise Sensitive Development (ANSD) Policy designates the Burkeville area as "Area 2", which means that no new single-family developments are to be considered except when in compliance with applicable City Policies.

The subject property is not included in the ANSD Policy due to a minor mapping error, and will be addressed as part of the forthcoming amendments to the Aircraft Noise Sensitive Development (ANSD) Map (e.g. December 2009). Rather than not following any ANSD policy, staff recommend applying the ANSD Policy "Area 2" requirements to this site. This means that registration of an aircraft noise sensitive use covenant prior to final adoption of the rezoning bylaw is required.

The City has traditionally supported the rezoning and subdivision of duplex lots into two (2) single-family lots as no additional dwellings are created. Staff understand that Vancouver International Airport Authority (VIAA) has concerns over residential density increases within areas affected by aeronautical operations. In order to ensure there is no net increase in dwelling units, a restrictive covenant prohibiting secondary suites will also be required.

#### Vancouver International Airport Authority (VIAA) Consultation

While only OCP Amendments are required to be referred to VIAA, this rezoning was referred to them out of courtesy. VIAA identifies the following concerns (staff comments in **bold**):

- The subject site is within the 40 Noise Exposure Forecast (NEF) Contour; **This means that VIAA would prefer that the proposal not occur because they do not support any residential developments above the 30 NEF Contour; Council does not support the VIAA's position.**
- They are pleased that a covenant requiring indemnification of the City and VIAA, as well as noise management and attenuation in the construction will be required;
- Information on the prohibitions, regulations, and standards for noise management and attenuation in construction should be provided to the developer; and **Information will be provided to the applicant.**
- The OCP Aircraft Noise Sensitive Development Map be fine tuned to include any omitted sites. **City staff will fine tune the map as part of the forthcoming amendments to the ANSD Map.**

### Richmond Affordable Housing Strategy

On June 18, 2007, Council approved the Richmond Affordable Housing Strategy. The Affordable Housing Strategy included a number of recommendations related to Single-Family rezoning applications. Further, Council adopted an Interim Affordable Housing Strategy for Single-Family Developments on April 28, 2008.

The applicants understand that they have an option to increase the permitted density from 0.4 FAR to 0.55 FAR by providing a secondary suite on one (1) of the newly created lots or by providing a cash contribution to the Affordable Housing Reserve. However, the applicants feel that there is sufficient square footage to build their houses under the permitted 0.4 FAR in the Single Detached (RS2/D) zone and have decided to opt out of the density bonus. This decision coincides with staff proposal to prohibit secondary suites on this site to ensure no net increase in the number of dwelling units within areas affected by aeronautical operations.

### Proposed Sub-Category D

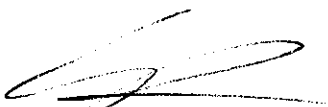
Although all single-family lots in Burkeville are zoned Single Detached (RS1/E), most of the properties are legal non-conforming RS1/E lots. The average lot frontage of the properties on Lancaster Crescent and Catalina Crescent is 15.24 m (vs. minimum of 18 m for standard RS1/E lots). The proposed lot frontage at a minimum of 15.24 m is considered consistent with the existing developments in the general area. In addition, the lot size proposed (at 744.4 m<sup>2</sup>) is well over the minimum requirement under RS1/E (550.0 m<sup>2</sup>). Staff have no objections to place the subject site into Sub-Category D instead of Sub-Category E of the RS2 zone in order to facilitate a two (2) lot subdivision at this location.

### **Financial Impact or Economic Impact**

None.

### **Conclusion**

This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots is consistent with the developments in the surrounding area. The Richmond Affordable Housing Strategy does not apply because density bonus was not taken. Vancouver International Airport Authority (VIAA)'s concerns are addressed by registration of restrictive covenants on title. On this basis, staff support the application.



Edwin Lee  
Planning Technician – Design  
(Local 4121)

EL:blg

Attachment 1: Location Map

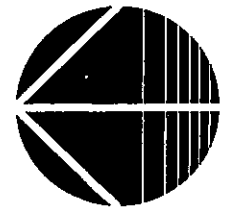
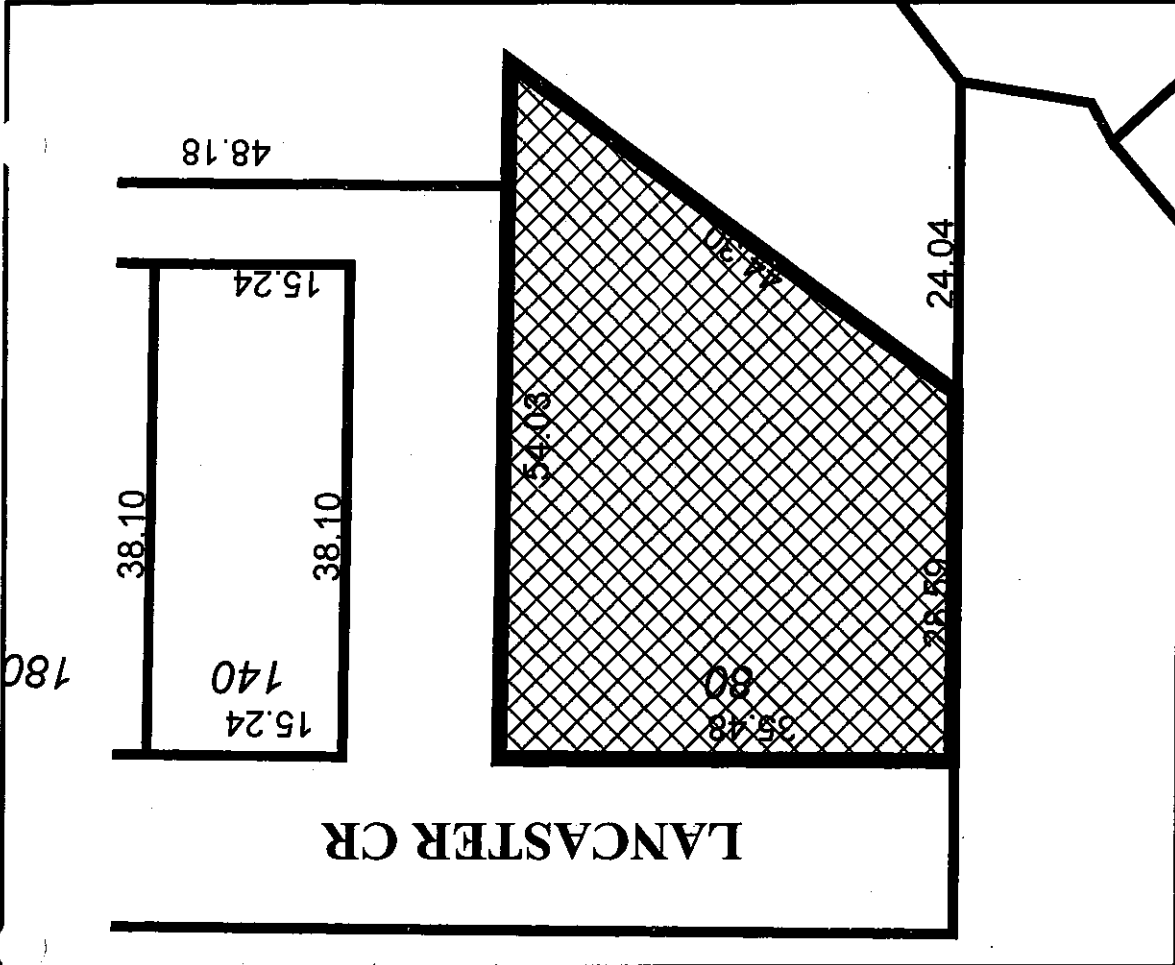
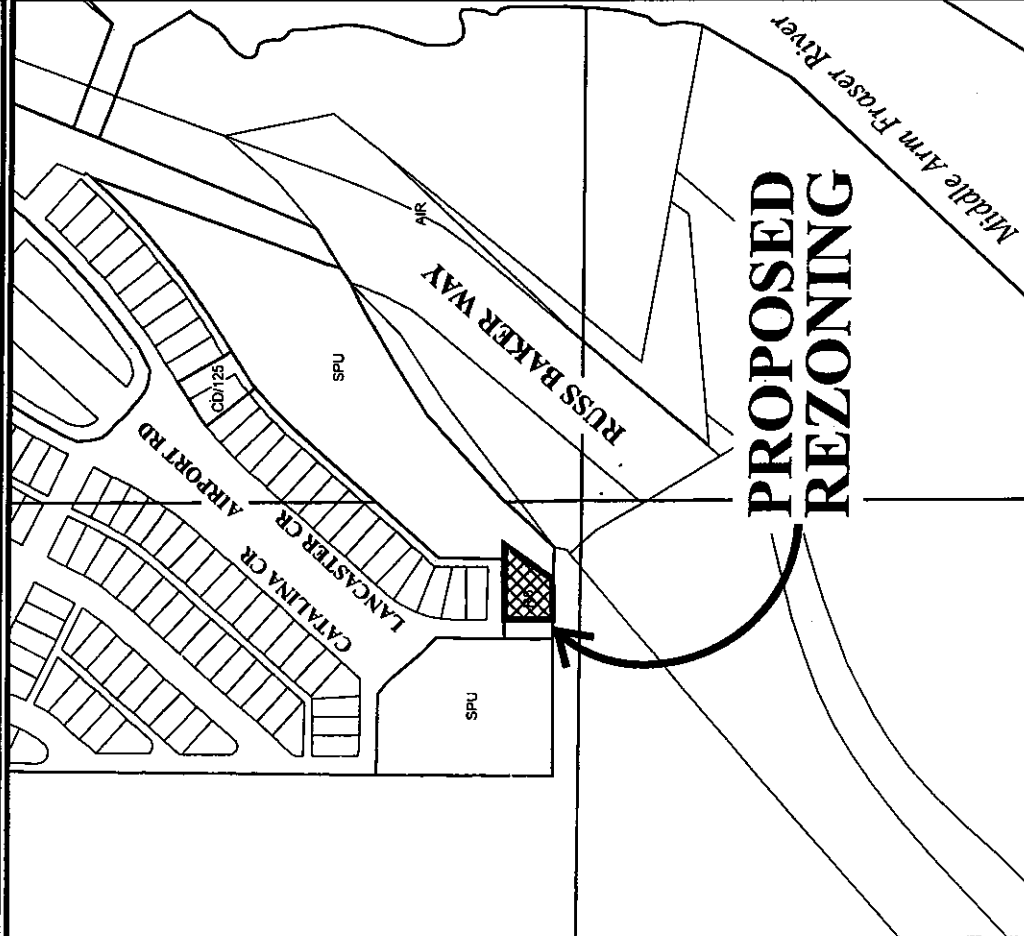
Attachment 2: Development Application Data Sheet

Attachment 3: Tree Survey

Attachment 4: Landscape Plan for Environmental Sensitive Area

Attachment 5: Rezoning Considerations Concurrence

City of Richmond



RZ 08-406864

Original Date: 02/20/08

Revision Date:

Note: Dimenstions are in METRES



**SUBJECT  
PROPERTY**

Middle Arm Fraser River



RZ 08-406864

Original Date: 02/20/08

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 08-406864**

**Attachment 2**

Address: 80/100 Lancaster Crescent

Applicant: Laine & Christina Bosma and Lilac Bosma & Chris Hawkey

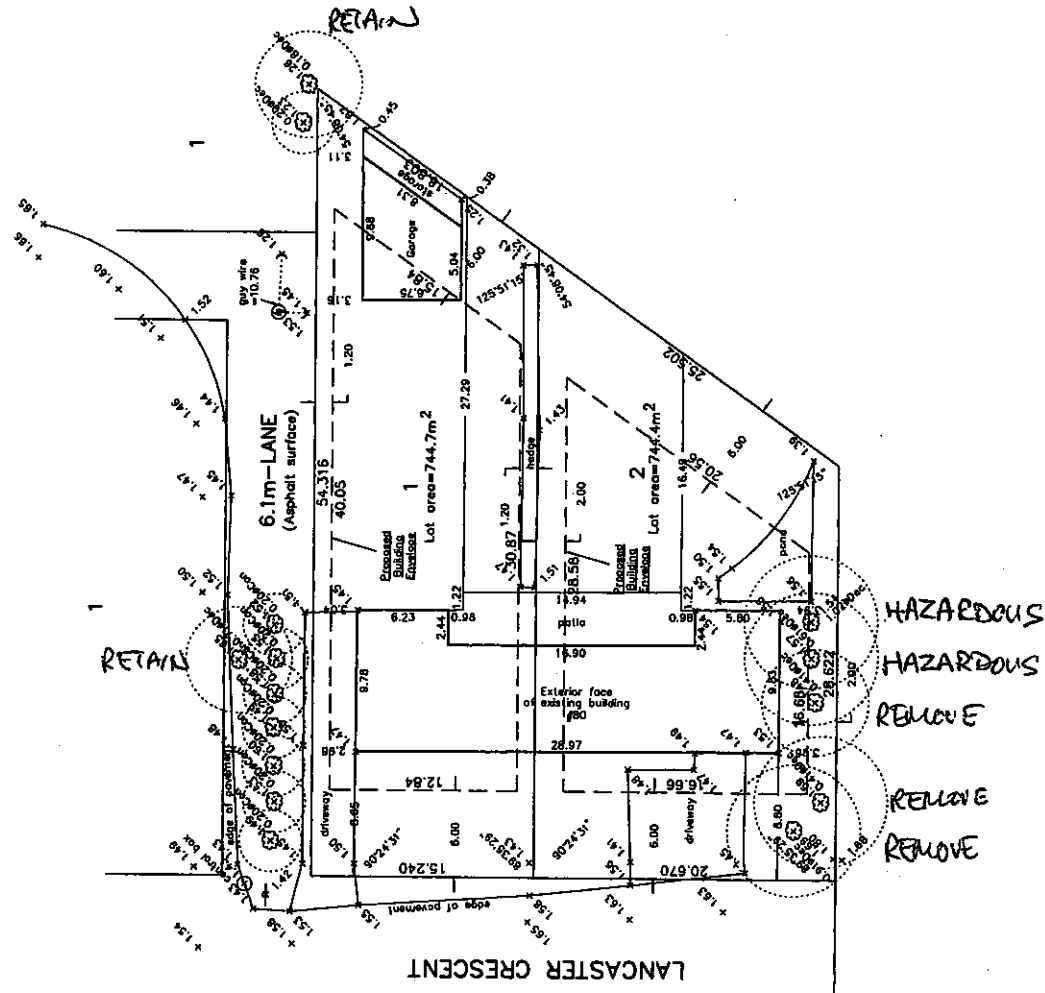
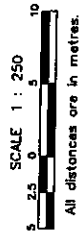
Planning Area(s): N/A

	Existing	Proposed
<b>Owner:</b>	Tymen L Bosma, Christopher P Hawkey, Christina R Bosma, and Elizabeth L Bosma	No Change
<b>Site Size (m<sup>2</sup>):</b>	1,459 m <sup>2</sup> (15,705 ft <sup>2</sup> )	Two (2) lots – each approximately 744.4 m <sup>2</sup> (8,013ft <sup>2</sup> )
<b>Land Uses:</b>	One (1) two-family dwelling	Two (2) single-family dwellings
<b>OCP Designation:</b>	Specific Land Use Map – Low-Density Residential	No change
<b>Area Plan Designation:</b>	N/A	No change
<b>702 Policy Designation:</b>	N/A	No change
<b>Zoning:</b>	Two-Unit Dwellings (RD1)	Single Detached (RS2/D)
<b>Number of Units:</b>	2	2
<b>Other Designations:</b>	N/A	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.40	Max. 0.40	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	450 m <sup>2</sup>	744.4 m <sup>2</sup>	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yards (for lots less than 18 m in width / over 20 m in width):	Min. 1.2m / Min. 2.0m	Min. 1.2m / Min. 2.0m	none
Height (m):	2.5 storeys	2.5 storeys	none

Other: Tree replacement compensation required for removal of Bylaw-sized trees.

**SURVEY PLAN OF LOTS 1 AND 2  
FORMERLY LOT A, SECTION 30, BLOCK 5 NORTH, RANGE 6 WEST  
NEW WESTMINSTER DISTRICT, PLAN 9740**



- NOTES:**
- Lot dimensions are derived from field survey.
  - Elevations are based on Geodetic Datum of Richmond and are derived from the AH on hydrant on west side of Catalina Crescent.
  - Elevation of house #3 is 2.079 metres.
  - All trees have been plotted as required by Richmond Tree Protection Bylaws.
  - ⊙ denotes hydro pole.
  - ⊗ denotes tree.
  - dec denotes deciduous tree
  - con denotes coniferous tree
  - ⊕ denotes lamp standard.
  - ⊖ denotes top of wall.
  - ⊗ denotes bottom of wall.
  - ⊙ denotes hydrant.
  - ⊗ denotes catch basin.
  - ⊗ denotes stump.

CIVIC ADDRESS  
80 LANCASTER CRESCENT  
RICHMOND, B.C.

ZONING: R5

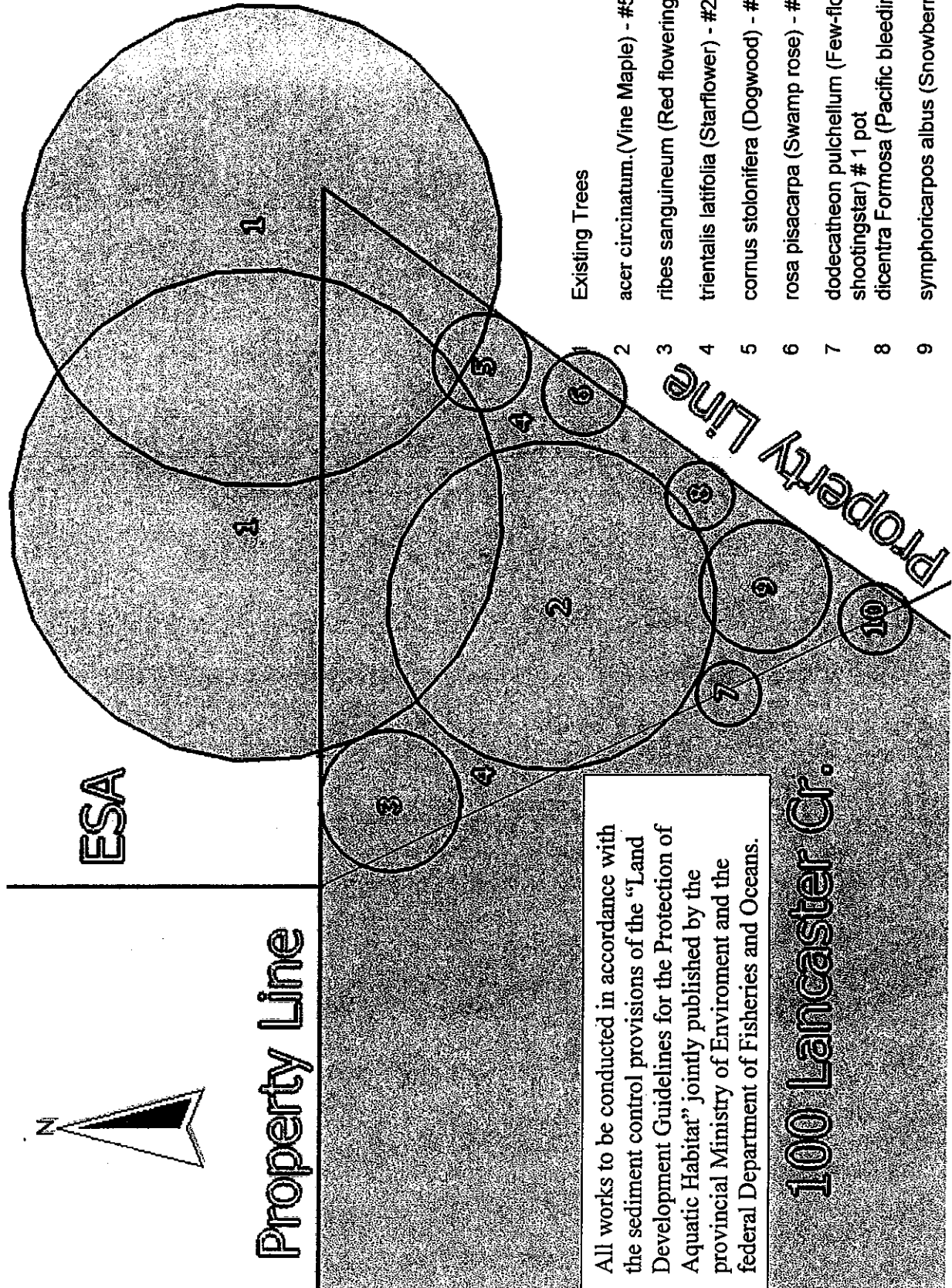
CERTIFIED CORRECT.  
DATED THIS 13TH DAY OF DEC., 2007

LOUIS NGAN B.C.L.S.

**LOUIS NGAN LAND SURVEYING**  
4838 VICTORIA DRIVE  
VANCOUVER, B.C. V5P 3T6  
(604) 927-1535

PID: 003-659-623  
FILE: RLA-801P

Landscape Design for Environmentally Sensitive Area: 100 Lancaster Cres. Richmond BC  
 Lot "A" (RD80948) Block "N" Section 30  
 Block 5 North Range 6 West  
 New Westminster District Plan 9740



Existing Trees

- 1 acer circinatum.(Vine Maple) - #5 pot, 1.5m
- 2 ribes sanguineum (Red flowering current) - #2 pot
- 3 trientalis latifolia (Starflower) - #2 pot
- 4 cornus stolonifera (Dogwood) - #2 pot
- 5 rosa pisacarpa (Swamp rose) - #2 pot
- 6 dodecatheon pulchellum (Few-flowered shootingstar) # 1 pot
- 7 dicentra Formosa (Pacific bleeding heart) - #1 pot
- 8 symphoricarpos albus (Snowberry) - #2 pot
- 9 fritillaria camschatcensis (Black lily) - #2 pot

All works to be conducted in accordance with the sediment control provisions of the "Land Development Guidelines for the Protection of Aquatic Habitat" jointly published by the provincial Ministry of Environment and the federal Department of Fisheries and Oceans.

100 Lancaster Cr.

**Rezoning Considerations**  
**80/100 Lancaster Crescent**  
**RZ 08-406864**

Prior to final adoption of Zoning Amendment Bylaw 8438, the developer is required to complete the following:

1. Registration of an Aircraft Noise Sensitive Use Covenant on title.
2. Provide a Landscape Security to the City of Richmond in the amount of \$3,000 for the planting of six (6) replacement trees (2 trees at 11 cm calliper and 4 trees at 8 cm calliper, in a mix of coniferous and deciduous) on-site outside of the ESA. If replacement trees could not be accommodated on-site, cash-in-lieu (\$500/tree) for off-site planting would be required.
3. Submission of a Landscaping Security to the City of Richmond in the amount of \$800.00 for the landscape works with the ESA as per the landscape plan attached to the report (Attachment 4).
4. Registration of a Restrictive Covenant prohibiting secondary suites.
5. Registration of a flood indemnity covenant on title.

Please note that prior to approval of Subdivision the developer is required to do the following:

1. Payment of Neighbourhood Improvement Charges for future road and lane improvements and Servicing Costs;
2. Demolition of existing buildings on site; and
3. Discharge of Two-Family Dwelling Covenant (Ref. BE 181576)

[Signed original on file]

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Signed

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Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 8438 (RZ 08-406864)  
80/100 LANCASTER CRESCENT**

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/D)**.

P.I.D. 003-659-623

Lot "A" (RD80948) Block "N" Section 30 Block 5 North Range 6 West New Westminster District Plan 9740

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8438"**.

FIRST READING

NOV 23 2009

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
<i>hl</i>
APPROVED by Director or Solicitor
<i>[Signature]</i>

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER