



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee
From: Brian J. Jackson, MCIP
Director of Development
Date: February 5, 2010
File: RZ 09-497038
Re: Application by 664525 BC Ltd. for Rezoning at 9131 No. 2 Road from Single Detached (RS1/E) to Single Detached (RS2/B)

Staff Recommendation

That Bylaw No. 8586, for the rezoning of 9131 No. 2 Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

EL:blg
Att.

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

Staff Report

Origin

664525 BC Ltd. has applied to the City of Richmond for permission to rezone 9131 No. 2 Road (**Attachment 1**) from Single Detached (RS1/E) to Single Detached (RS2/B) in order to permit the property to be subdivided into three (3) single-family lots fronting Maple Road.

Findings of Fact

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

Surrounding Development

- To the North: Single-Family dwellings on large lots, fronting No. 2 Road, zoned Single Detached (RS1/E); Townhouse development on a property zoned Low Density Townhouses (RTL1) beyond that;
- To the East: Across No. 2 Road, Single-Family dwellings on large lots, fronting Maple Road, zoned Single Detached (RS1/E);
- To the South: Across Maple Road, a commercial retail building on a property zoned Local Commercial (CL) at the corner of No. 2 Road and Maple; Single-Family dwellings on large lots zoned Single Detached (RS1/B) (12 m wide frontage) on Maple Road; and
- To the West: Newer and large single-family dwellings on large lots zoned Single Detached (RS1/B) (21 m wide frontage).

Related Policies & Studies

Lane Establishment and Arterial Road Redevelopment Policy

The City's Lane Establishment and Arterial Road Redevelopment Policies guide residential infill development for properties located along arterial roads. The policies include a set of location criteria and development guidelines to which residential development proposals must comply.

The subject site is identified for multiple-family residential development under the Lane Establishment and Arterial Road Redevelopment Policy. Since the proposal is a single-family residential development, the subject application is being brought forward for consideration based on its own merits. A discussion on development potential is provided under the "Analysis" section of this report.

Affordable Housing

The Richmond Affordable Housing Strategy requires a suite on at least 50% of new lots, or a cash-in-lieu contribution of \$1.00 per square foot of total building area toward the Affordable Housing Reserve Fund for single-family rezoning applications. The applicant is proposing to provide a voluntary cash contribution for affordable housing based on \$1 per square foot of building area for the single-family developments (i.e. \$ 6,578). Should the applicant change their mind about the Affordable Housing option selected to providing a legal secondary suite on two (2) of the three (3) future lots at the subject site, the developer will be required to enter into a

legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suites are constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw. This legal agreement will be a condition of rezoning adoption. This agreement will be discharged from Title on the lot without the secondary suite, at the initiation of the applicant, after the requirements are satisfied.

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 submitted by the applicant indicates the location of 11 bylaw-sized trees on the adjacent property to the north (9111 No. 2 Road) and three (3) hedgerows on the subject site, along the No. 2 Road and Maple Road frontage. There are no bylaw-sized trees on site. A Certified Arborist's report was submitted by the applicant in support of the application. The report recommends retention of all bylaw-sized trees on the adjacent property to the north and provides tree protection barrier specifications (locations and dimensions) on a Tree Preservation Plan (**Attachment 3**). The City's Tree Preservation Coordinator has reviewed the Arborist Report and concurred with the Arborist's recommendations. Tree protection fencing on-site around the drip line of all trees on the adjacent property is required to be installed by the developer prior to any construction activities, including building demolition, occurring on-site. The applicant is proposing to remove all the hedgerows on-site.

Landscaping

To illustrate how the front yard along Maple Road and flanking side yard along No. 2 Road of the future corner lot will be treated, the applicant has submitted a Landscape Plan (**Attachment 4**) prepared by a registered landscape architect for the future lots in support of the application. The Landscape Plan indicates the front yard and flanking side yard will be landscaped with a mixture of small trees, shrubs and ground cover, and is considered in compliance with the guidelines of the Official Community Plan's Arterial Road Redevelopment Policy. In order to ensure that this work is undertaken, the applicant has agreed to provide a landscape security in the amount of \$9,975.45 prior to final adoption of the rezoning bylaw.

Building Elevation Plans

To illustrate how the future corner lot interface will be treated, the applicant has submitted a set of preliminary Building Elevations (**Attachment 5**). The plans indicate that the main entrance to the future dwelling on the corner lot is on No. 2 Road. At future development stage, Building Permit plans must be in compliance with zoning.

Site Servicing

The Engineering Department concluded that upgrades to the existing local sanitary and storm sewer systems are required to support the proposed subdivision. At future subdivision stage, the developer will be required to enter into a standard Servicing Agreement for the design and construction of servicing upgrades as well as frontage improvements along the entire frontage on Maple Road (see **Attachment 6** for details).

Additional Statutory Right-of-Way (SRW) to the existing 3 m wide sanitary SRW along the west property line will also be required. The additional SRW required within the front and rear yard setbacks is 1.0 m and additional SRW required within the area between the front and rear yard setbacks is 0.75 m.

As a condition of rezoning, the applicant is required to dedicate a 4 m x 4 m corner cut at the southeast corner of the site. The applicant is also required to provide a \$3,000 contribution to the proposed Audible Pedestrian Sign (APS) system for the existing special crosswalk at No.2 Road and Maple Road prior to final adoption.

Vehicle Access

Vehicular access to the site at future development stage is not permitted to or from No. 2 Road as per Bylaw No. 7222. A Covenant will be required at the subdivision stage to ensure that vehicular access to the future corner lot will be via a single driveway minimum 12 m away from the curb line along No. 2 Road, and the access to the future westerly lot will be via a maximum 4.0 m wide driveway located at the west edge of the development lot.

Subdivision

At future subdivision stage, the developer will also be required to pay Development Cost Charges (City and GVS & DD), Neighbourhood Improvements Charge (for future roll curb & gutter), School Site Acquisition Charge, Address Assignment Fee, and Servicing costs. Servicing costs will be determined via the Servicing Agreement. The developer will also be required to provide underground hydro, telephone, and cable connections for each lot.

Analysis

Development Potential

The subject site is located at the northwest corner of No. 2 Road and Maple Road and its redevelopment potential is guided by the City's Lane Establishment and Arterial Road Redevelopment Policies.

New Multiple-Family Development - Low Density Townhouses:

The subject development site complies with all of the location criteria for new multiple-family development along a major arterial road except the minimum frontage. Staff have encouraged the applicant to acquire the property(s) to the north and develop the consolidated site for townhouse use. However, the applicant has responded to staff that it is economically infeasible at this time.

The combined frontage of the two lots north of the subject site (9091 and 9111 No. 2 Road) is approximately 40.77 m. Although this is less than the minimum requirement for townhouse development under the Arterial Road Redevelopment Policy (min. 50 m), a townhouse development may still be considered due to the orphaned lot situation. A driveway off No. 2 Road to the future townhouse site will be required; it may be located at the north end or the middle of the consolidated site.

Development Proposal – Single Detached (RS2/B):

The developer's proposal is to subdivide the subject property into three (3) small single-family lots under RS2/B. The width the lots will range from 13.13 m to 14 m, which is of similar lot width but smaller in lot size to the two (2) RS1/B lots located across the street on the south side of Maple Street. The proposed lot sizes range from 360 m² to 376 m².

Variance Requested

Due to the requirement of an additional SRW to the existing 3 m wide sanitary SRW along the west property line, the width and size of the building envelope for the future westerly lot will be compromised. Based on the proposed subdivision layout (**Attachment 7**), the width and size of the future westerly lot is 13.4 m and 367 m² respectively. The maximum floor area permitted on this lot, including the garage, is approximately 252 m²; and the dimensions of the potential building envelope is 8.45 m x 15.4 m (approximately 130 m²). To avoid construction of sterile box house and to encourage a pedestrian-oriented streetscape, a more flexible set of development regulations is needed for the future westerly lot.

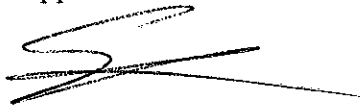
The applicant is proposing to reduce both the front and rear yard setbacks from 6.0 m to 4.5 m with no projections allowed to be encroached into the reduced yard setbacks. A separate Development Variance Permit application is required for the proposed variances. These variances will be reviewed in the context of the overall detailed design of the project, including architectural form, site design and landscaping at the Development Variance Permit stage.

Financial Impact or Economic Impact

None.

Conclusion

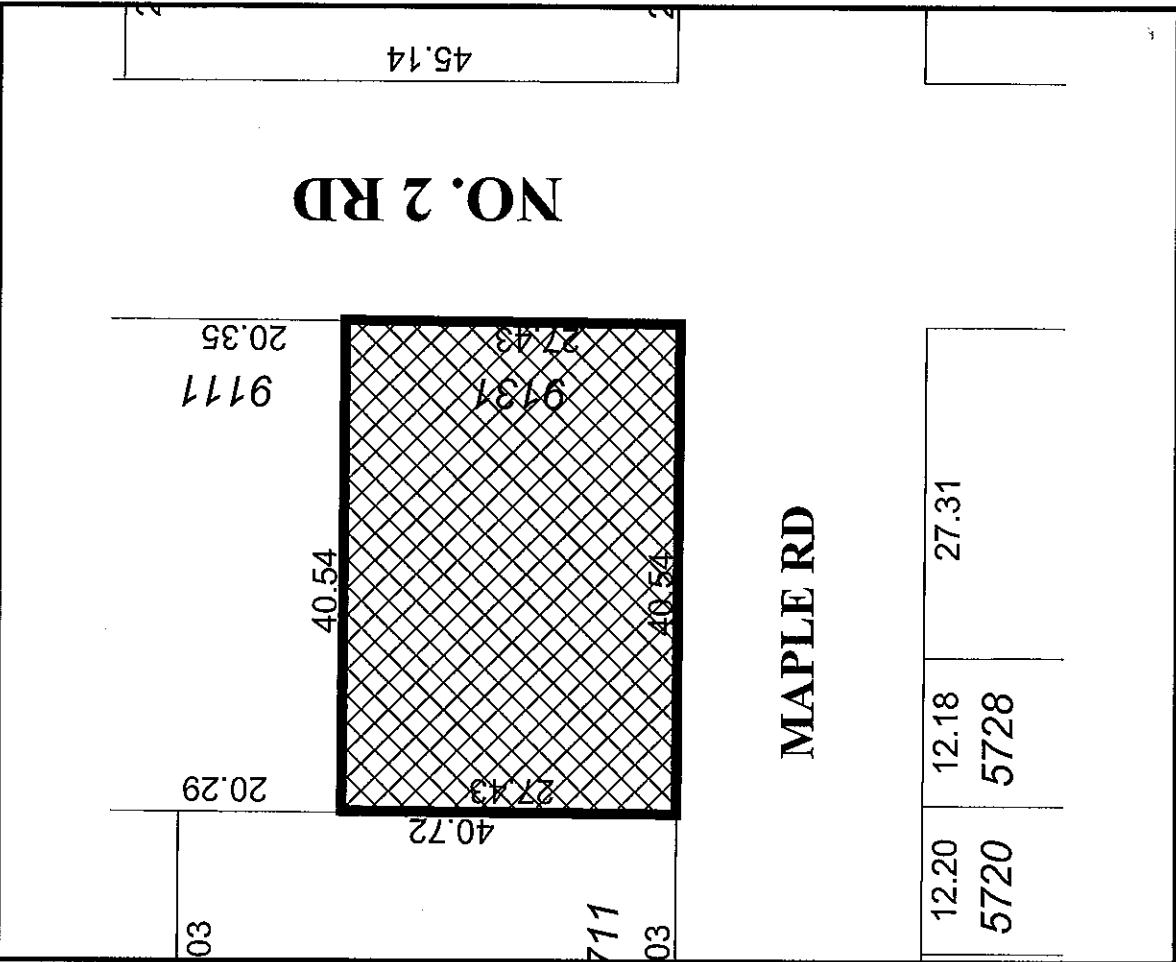
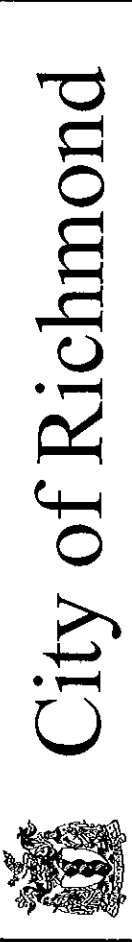
This rezoning application is to permit subdivision of an existing large lot into three (3) smaller lots fronting Maple Road. While the proposal is contrary to the Lane Establishment and Arterial Road Redevelopment Policy, the proposed three-lot subdivision will provide the City with contributions to the Affordable Housing Reserve Fund and the proposed APS system at No. 2 and Maple Road through rezoning. In addition, the proposed single-family development will not compromise future redevelopment to the north. On this basis, staff recommends support of the application.



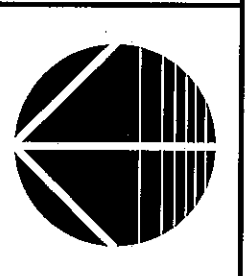
Edwin Lee
Planning Technician – Design
(Local 4121)

EL:blg
2797894

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Tree Preservation Plan
- Attachment 4: Proposed Landscape Plan
- Attachment 5: Proposed Building Elevations
- Attachment 6: Rezoning Considerations Concurrence
- Attachment 7: Proposed Subdivision Layout



12.20	12.18	27.31
5720	5728	



RZ 09-497038

Original Date: 11/03/09

Revision Date:

Note: Dimensions are in METRES



RZ 09-497038

Original Date: 11/03/09

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 09-497038

Attachment 2

Address: 9131 No. 2 Road

Applicant: 664525 BC Ltd.

Planning Area(s): n/a

	Existing	Proposed
Owner:	664525 B.C. Ltd.	No Change
Site Size (m²):	1,111 m ²	Three lots – ranging from 360 m ² (3,875 ft ²) to 376 m ² (4,047 ft ²)
Land Uses:	One (1) single-family residential dwelling	Three (3) single-family residential dwellings
OCP Designation:	Generalized Land Use Map – Neighbourhood Residential	No change
Area Plan Designation:	N/A	No change
702 Policy Designation:	None	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)
Number of Units:	1	3
Other Designations:	N/A	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	0.55	none permitted
Lot Coverage – Building:	Max. 45%	45%	none
Lot Size (min. dimensions):	360 m ²	360 m ² to 376 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	6 m Min. (4.5 m for the future westerly lot)	Variance Requested
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Setback – Flanking Side Yard:	Min. 3 m	Min. 3 m	none
Height (m):	2.5 storeys	2.5 storeys	none

Other: n/a

Rezoning Considerations

9131 No. 2 Road

RZ 09-497038

Prior to final adoption of Zoning Amendment Bylaw 8586, the developer is required to complete the following:

1. City acceptance of the developer's offer to voluntarily contribute \$1 per buildable square foot (e.g. \$6,578) to the City's Affordable Housing Reserve;

Note: Should the applicant change their mind about the Affordable Housing option selected (i.e. providing a legal secondary suite on two (2) of the three (3) future lots at the subject site instead of providing a cash contribution, registration of a legal agreement on Title, stating that no final Building Permit inspection will be granted until the secondary suites are constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw, will be required. This legal agreement will be a condition of rezoning adoption. This agreement will be discharged from Title on the lot without the secondary suite, at the initiation of the applicant, after the requirements are satisfied.

2. Registration of a flood indemnity covenant on Title.
3. Submission of a Landscaping Security to the City of Richmond in the amount of \$9,975.45 for the landscape works as per the landscape plan attached to the report (**Attachment 4**).
4. Dedicate a 4 m x 4 m corner cut at the southeast corner of the site.
5. City acceptance of the developer's offer to voluntarily contribute \$3,000 towards the proposed Audible Pedestrian Sign (APS) system for the existing special crosswalk at No. 2 Road and Maple Roads.

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

1. Registration of additional Statutory Right-of-Way (SRW) to the existing 3.0 m wide sanitary SRW along the west property line. The additional SRW required within the front and rear yard setbacks (minimum 4.5 m) is 1.0 m and additional SRW required within the area between the front and rear yard setbacks is 0.75 m.
2. Enter into a standard Servicing Agreement for the design and construction of:
 - a. frontage improvements along entire frontage on Maple Road. Improvements to include, but not limited to curb & gutter, pavement widening, 1.5 m concrete sidewalk, minimum 1.5 m wide grass & treed boulevard, and street lighting;

- b. sanitary sewer main extension on Maple Road (200 mm diameter minimum), to service either all three (3) lots or at minimum, the two (2) easterly lots (the westerly lot may be serviced from the existing connection). Note: The existing 200 mm sanitary main located along the west property line needs to remain; the City will require an additional 1 m ROW within the property for the sanitary sewer to achieve a total 6 m wide sanitary sewer ROW.
- c. Storm Sewer - All storm connections from the site are to tie into either the manhole fronting the site or the 525 mm diameter storm sewer fronting the site. The existing storm connection connected to the 200 mm diameter storm sewer on the Maple Road frontage is to be abandoned. The existing 200 mm storm along the west frontage is undersized by current City standards. This pipe can either be a) upgraded to 600 mm, or b) the City will accept a cash-in-lieu of construction contribution for the portion of 200 mm along the frontage that requires upgrading to 600 mm c/w an additional 30% contingency (5% for engineering/design and 25% for contingency as no detailed design is required). An estimate for this value of work should be provided by the developer's engineer and will reviewed and approved by the City.

Note: Design to include water, storm and sanitary connections for each lot.

- 3. Registration of a Restrictive Access Covenant, to ensure vehicular access to the future corner lot is from a single driveway minimum 12.0 m from the existing curb line on No. 2 Road, as well as the vehicular access for the westerly lot is from a maximum 4.0 m wide driveway located at the west edge of the property. Vehicular access to No. 2 Road will not be permitted.
- 4. Payment of Development Cost Charges (City and GVS&DD), Neighbourhood Improvements Charge (for future roll curb & gutter), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs. Servicing costs will be determined via the Servicing Agreement.
- 5. Provide underground hydro, telephone, and cable connections for each lot.

[Signed original on file]

Signed

Date

**SUBDIVISION PLAN OF LOT 3
SECTION 25 BLOCK 4 NORTH
RANGE 7 WEST N.W.D PLAN 17904**
B.C.C.S. 920.015

PLAN BCP

DEPOSITED IN THE LAND TITLE OFFICE
AT NEW WESTMINSTER B.C.
THIS ____ DAY OF _____ 2009

DEPUTY REGISTRAR

REF. No. _____

LEGEND

- ⊙ DENOTES CONTROL MONUMENT FOUND
- DENOTES LEAD PLUG FOUND
- DENOTES LEAD PLUG SET
- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST SET
- Wt DENOTES WITNESS
- m² DENOTES SQUARE METRES

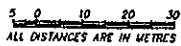
INTEGRATED SURVEY AREA No. 18, RICHMOND

NAD 83 (CSRS 2005)
Grid bearings are derived from observations between
geodetic control monuments 77H4882 and 77H4801.
This plan shows horizontal ground level measured distances,
except where otherwise noted. To compute grid distances,
multiply ground-level distances by a combined factor of 0.9999045.

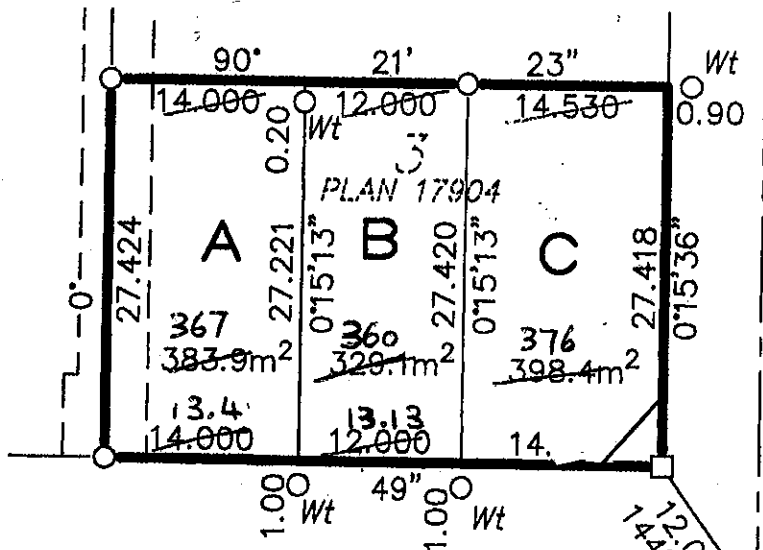
PRELIMINARY



SCALE 1 : 750



ALL DISTANCES ARE IN METRES



OWNER:

BY ITS AUTHORIZED SIGNATORIES

Name: _____

Name: _____

WITNESS:

AS TO BOTH SIGNATURES

Name: _____

ADDRESS OF WITNESS _____

OCCUPATION OF WITNESS _____

SEE PLAN 75184 77H4882

PRELIMINARY

I, Shannon Aldridge, a British Columbia Land Surveyor
of Surrey, in British Columbia, certify that I was present
at and personally supervised the survey represented by
this plan, and that the survey and plan are correct. The
field survey was completed on the 19th day of October,
2009. The plan was completed and checked, and the checklist
filed under # _____ on the ____ day of _____ 2009.

B.C.L.S.

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

TARGET
LAND SURVEYING
SURREY B.C.
604-597-6161

PK: 8826-SUB



Richmond Zoning Bylaw 8500
Amendment Bylaw 8586 (RZ 09-497038)
9131 NO. 2 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. 010-312-633

Lot 3 Section 25 Block 4 North Range 7 West New Westminster District Plan 17904

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8586".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and requirements.

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

MAYOR

CORPORATE OFFICER