



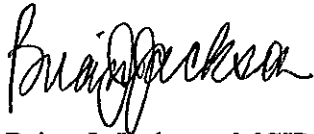
City of Richmond
 Planning and Development Department

Report to Committee

To: Planning Committee **Date:** February 25, 2010
From: Brian J. Jackson, MCIP **File:** RZ 08-403161
 Director of Development
Re: **Application by William Chau, Wendy Chau, and Sebrina Lau for Rezoning at 10240 & 10260 Ruskin Road and 8371 Ryan Road from Single Detached (RS1/E) to Single Detached (RS2/B)**

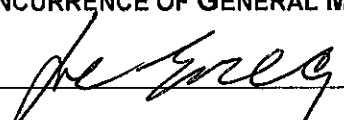
Staff Recommendation

That Bylaw No. 8590, for the rezoning of 10240 & 10260 Ruskin Road and 8371 Ryan 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

William Chau, Wendy Chau, and Sebrina Lau have applied to the City of Richmond for permission to rezone 10240 & 10260 Ruskin Road and 8371 Ryan Road (**Attachment 1**) from Single Detached (RS1/E) to Single Detached (RS2/B) in order to permit the three (3) existing properties to be subdivided into five (5) single-family lots (**Attachment 2**).

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 3**).

Surrounding Development

The subject site is located in an established residential neighbourhood containing a mix of older and newer single-family dwellings. The subject site is surrounded by existing single-family lots zoned Single Detached (RS1/E). There are a number of smaller single-family lots zoned Single Detached (RS1/B) within the immediate neighbourhood on Ruskin Road and Ruskin Place. In addition, there are two (2) townhouse developments on Ryan Road located in close proximity to the subject site.

Related Policies & Studies

Lot Size Policy 5469

The subject property is located within the area covered by Single-Family Lot Size Policy 5469 (adopted by Council in 2001) (**Attachment 4**). This Policy permits rezoning and subdivision of lots on sections of Ryan Road, Leonard Road, Ruskin Road, and Ruskin Place to Single Detached (RS2/B). This redevelopment proposal would enable a 5-lot subdivision, with each lot meeting the minimum width of 12 m and minimum lot area of 360 m².

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 applicants are proposing to provide a legal secondary suite on three (3) of the five (5) future lots at the subject site. To ensure that the secondary suites are built to the satisfaction of the City in accordance with the Strategy, the applicants are required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection is to 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 is a condition of rezoning. This agreement will be discharged from Title on the two (2) lots where the secondary suites are not required by the Affordable Housing Strategy after the requirements are satisfied, at the initiation of the applicant.

Should the applicants change their mind about the affordable housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00 per square foot of total building area of the single detached developments (i.e. \$13,114).

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.

Public Input

The applicant has forwarded confirmation that a development sign has been posted on the site. The owners of the adjacent property to the east (8391 Ryan Road) expressed concerns related to development potential of their property. The width of the property at 8391 Ryan Road is approximately 20.1 m wide, which is approximately 3.9 m short of the minimum lot width required (24 m) for two (2) future Single Detached (RS1/B) lots. Given the existing lot geometry, 8391 Ryan Road has no development potential on its own.

The proposed subdivision layout of the subject site could be modified to provide the land required to facilitate a 2-lot subdivision at 8391 Ryan Road while creating a 5-lot subdivision on-site (**Attachment 5**). Staff have encouraged the applicants to acquire the property at 8391 Ryan Road or to sell an approximately 3.9 m wide strip of land along the east edge of the subject site to the owners of 8391 Ryan Road. The applicants have approached the property owners of 8391 Ryan Road to initiate the discussion of a sale and purchase agreement, but no reply has been received at the time of writing this report. The applicants therefore have requested that their application proceed without the sale of land to the neighbouring property at 8391 Ryan Road.

Staff Comments

Tree Preservation

A Tree Survey (**Attachment 2**) and a Certified Arborist's Report were submitted by the applicant in support of the application. The Arborist's Report confirms the size and location of 19 trees:

- Ten (10) bylaw-sized and one (1) under size trees are located on the subject site;
- Four (4) trees are located on Ruskin Road in front of the subject site; and
- Four (4) trees are located on the adjacent properties to the north and east.

The City's Tree Preservation Coordinator has reviewed the Arborist Report and concurred with the Arborist's recommendations to remove eight (8) bylaw-sized trees on-site due to poor health and conflict with the proposed driveway on future Lot #3 and proposed building envelope on future Lot #4. Four (4) European White Birch trees, a Lawson Cypress tree, and an undersized

Holly tree along the Ruskin Road frontage, as well as an Amur Maple tree along the Ryan Road frontage, are to be preserved (see Tree Preservation Plan in **Attachment 6**).

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, 16 replacement trees with the following minimum calliper sizes are required:

- four (4) trees of 11 cm;
- eight (8) trees of 8 cm; and
- four (4) trees of 6 cm.

Due to the configurations of the future lots, building footprints, existing and future statutory right-of-way for sanitary, as well as the difficulty in sourcing large trees, the applicant is proposing to plant only 8 replacement trees, each at 8 cm calliper or 4 m tall, on site, and provide a voluntary contribution of \$4,000 to the City's Tree Compensation Fund in-lieu of planting replacement trees with larger calliper size and the remaining replacement trees.

In order to ensure that the landscaping works are undertaken, the City will require a Landscaping Security in the amount of \$4,000 for planting 8 replacement trees (in a mix of coniferous and deciduous trees, each at 8 cm calliper or 4 m tall) on-site prior to final adoption of the rezoning bylaw. The applicants understand that if replacement trees could not be accommodated on-site, cash-in-lieu (\$500/tree) for off-site planting would be required.

The applicants are also required to submit a proof of contract with a Certified Arborist for supervision of both on-site and off-site works conducted on the subject site and along the frontages of the subject site, under the drip line of all trees to be retained on site, all trees to be retained on the Ruskin Road right-of-way, and all trees and hedges to be retained on the adjacent properties to the north and east. The applicants understand that the future dwellings must be setback from the required tree protection zones on-site to facilitate the proposed tree preservation scheme.

Site Servicing

No servicing concerns. As a condition of rezoning, the developer is required to dedicate a 4 m x 4 m corner cut at the southwest corner of the site.

Subdivision

At future subdivision stage, the applicants are required to enter into a Servicing Agreement for the design and construction of frontage improvements along Ruskin Road and Ryan Road:

- Improvements on Ruskin Road to include, but are not limited to: storm sewer, curb and gutter, pavement widening, 1.5 m concrete sidewalk, a grass boulevard with street trees at 9 m spacing, and street lighting. Sidewalk will be designed to meander around the existing trees along the Ruskin Road frontage to avoid removal of City trees.
- Improvements along Ryan Road to include, but are not limited to: a new 1.5 m concrete sidewalk at property line (remove existing sidewalk), and a grass boulevard with street trees at 9 m spacing.

It is noted that the existing statutory right-of-way for sanitary may need to be reconfigured/discharged as part of the Servicing Agreement process.

The applicants will also be required to pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing costs. Servicing costs will be determined via the Servicing Agreement.

In addition, a Covenant will be required at the subdivision stage to ensure that vehicular access to the future corner lot will be through a driveway on Ruskin Road, minimum 12 m away from the curb line on the north side of Ryan Road. Vehicular access for the proposed corner lot will not be permitted to Ryan Road.

Analysis

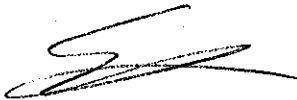
This development proposal is consistent with Lot Size Policy 5469 and is located within an established residential neighbourhood that has seen some redevelopment to smaller lot sizes since 2001 in accordance with the Lot Size Policy.

Financial Impact or Economic Impact

None.

Conclusion

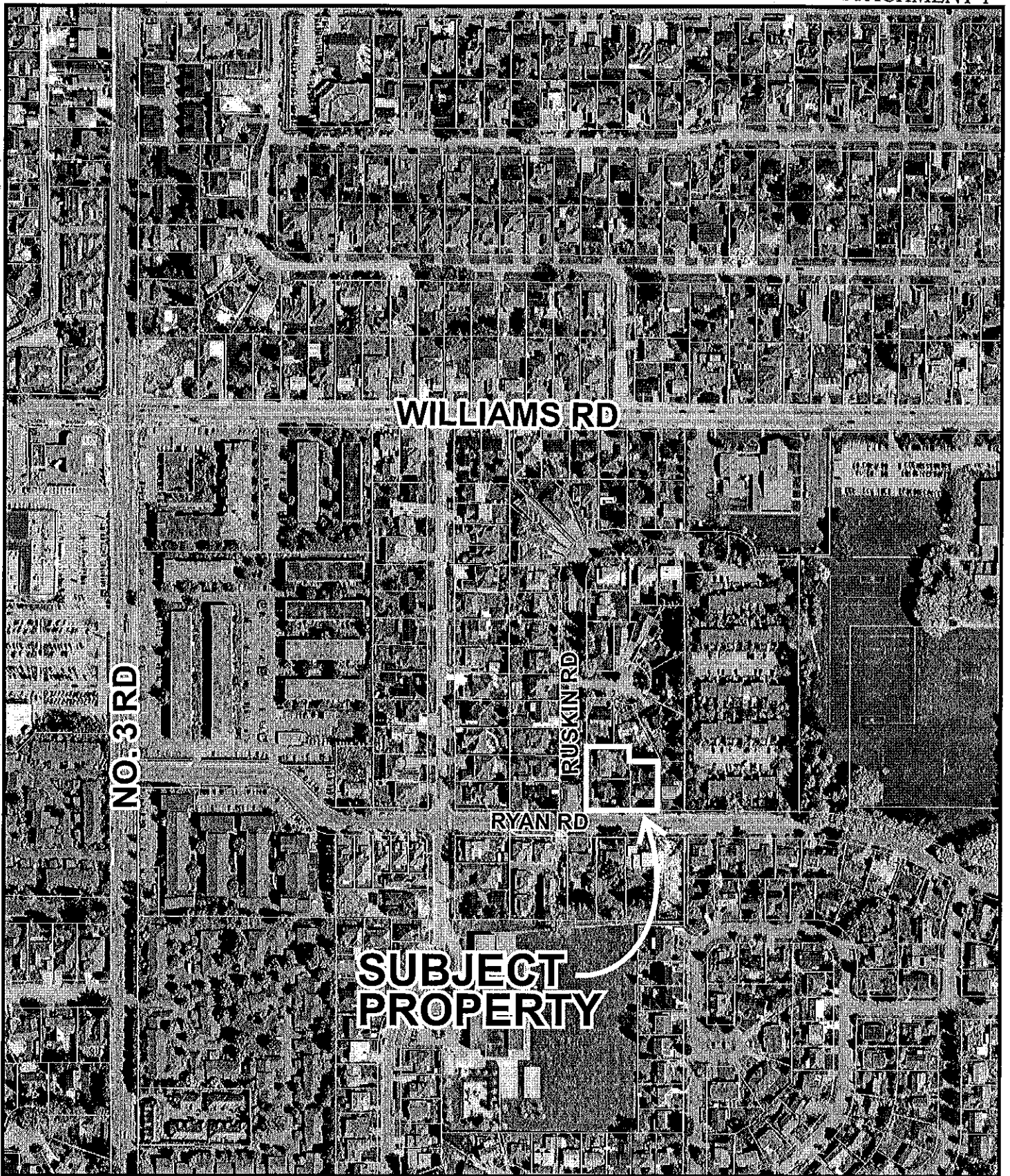
This rezoning application to permit subdivision of three (3) existing large lots into five (5) smaller lots complies with Lot Size Policy 5469, and complies with all applicable policies and land use designations contained within the Official Community Plan (OCP). The list of rezoning conditions is included as **Attachment 7**, which has been agreed to by the applicant (signed acceptance on file). On this basis, staff support the application.



Edwin Lee
Planning Technician – Design
(Local 4121)

EL:blg

- Attachment 1: Location Map
- Attachment 2: Proposed Subdivision Layout / Tree Survey
- Attachment 3: Development Application Data Sheet
- Attachment 4: Single-Family Lot Size Policy 5469
- Attachment 5: Alternative Subdivision Layout
- Attachment 6: Tree Preservation Plan
- Attachment 7: Rezoning Considerations Concurrence

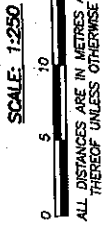


RZ 08-403161

Original Date: 02/07/08

Amended Date:

Note: Dimensions are in METRES



**TOPOGRAPHIC PLAN AND PROPOSED SUBMISSION OF LOTS 28, 29 AND 30
ALL OF SECTION 33 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 18353**

#8371 RYAN ROAD,
RICHMOND, B.C.
P.I.D. 004-320-727

#10260 RUSKIN ROAD,
RICHMOND, B.C.
P.I.D. 003-494-462

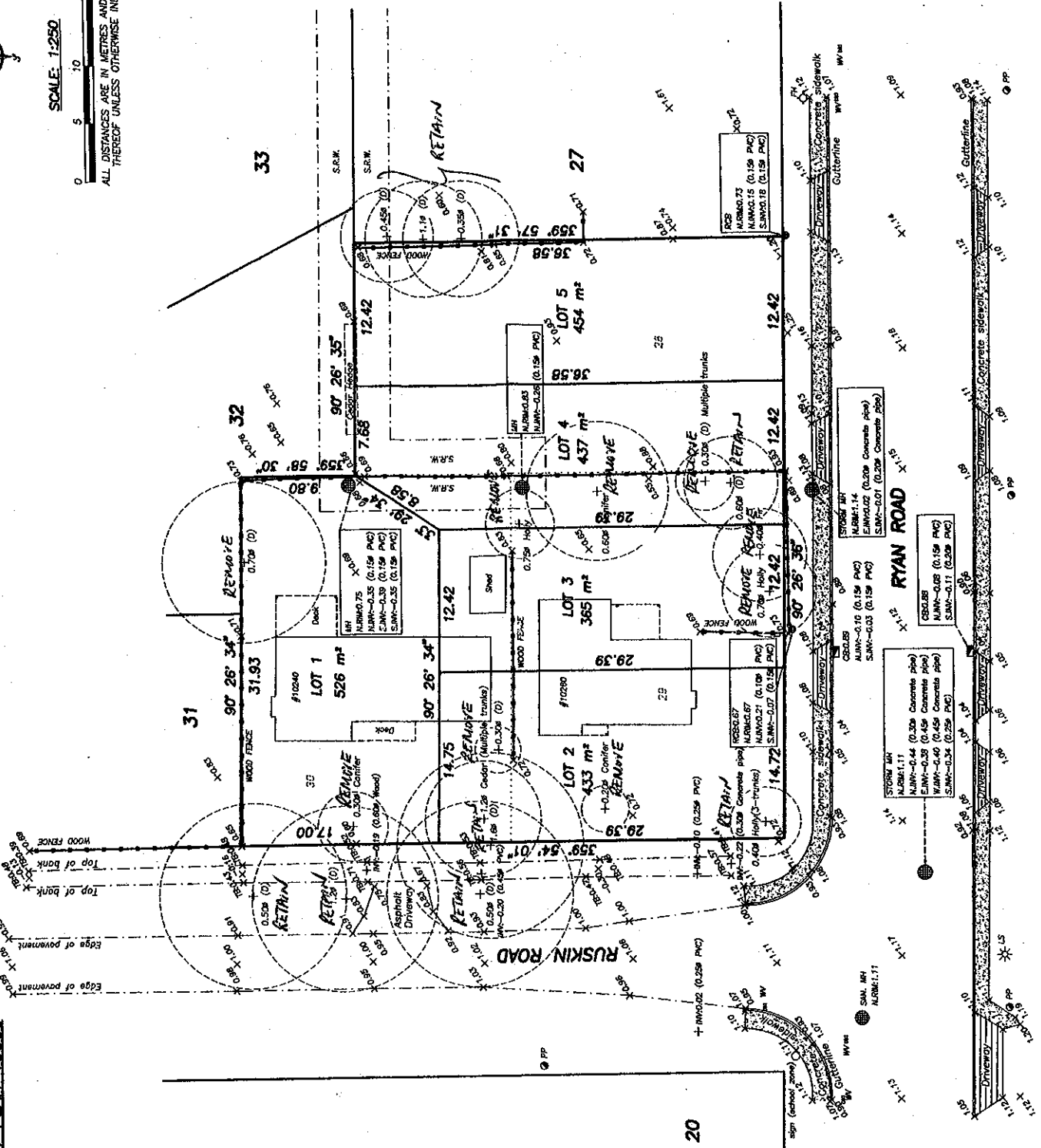
#10240 RUSKIN ROAD,
RICHMOND, B.C.
P.I.D. 010-379-851

LEGEND:
 MH denotes manhole.
 RCB denotes round catch basin.
 CB denotes catch basin.
 WV denotes water valve.
 PP denotes power pole.
 FH denotes fire hydrant.
 LS denotes lamp standard.
 TB denotes top of bank.

NOTE:
 Elevations shown are based on
 Richmond City Datum.
 Bench Mark Arrowhead on hydrant
 located at the North side of
 Williams Road at House #8791.
 B.M. Elevation = 2.468 metres.

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 Canada and B.C. Land Surveyor
 115 - 8633 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: jctam@telus.net
 Job No. 3311
 FB-104 P120-124
 Drawn By: BA

DWG No. 3311-TOPO





City of Richmond

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

**Development Application
 Data Sheet**

RZ 08-403161 **Attachment 3**

Address: 10240 & 10260 Ruskin Road and 8371 Ryan Road

Applicant: William Chau, Wendy Chau, and Sebrina Lau

Planning Area(s): N/A

	Existing	Proposed
Owner:	Wendy Chau, Ka Ching Chau, Sebrina Lau	To be determine
Site Size (m²):	Three (3) lots – ranging from 735 m ² to 739 m ²	Five (5) lots – ranging from 365 m ² to 526 m ²
Land Uses:	Three (3) single-family residential dwellings	Five (5) single-family residential dwellings
OCP Designation:	Generalized Land Use Map – Neighbourhood Residential	No change
Area Plan Designation:	N/A	No change
702 Policy Designation:	Lot Size Policy 5469 – Permits subdivision to RS2/B	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)
Number of Units:	3	5
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 (12 m x 24 m)	365 m ² to 526 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	6 m Min.	none
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: Tree replacement compensation required for removal of bylaw-sized trees.



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: February 19, 2001

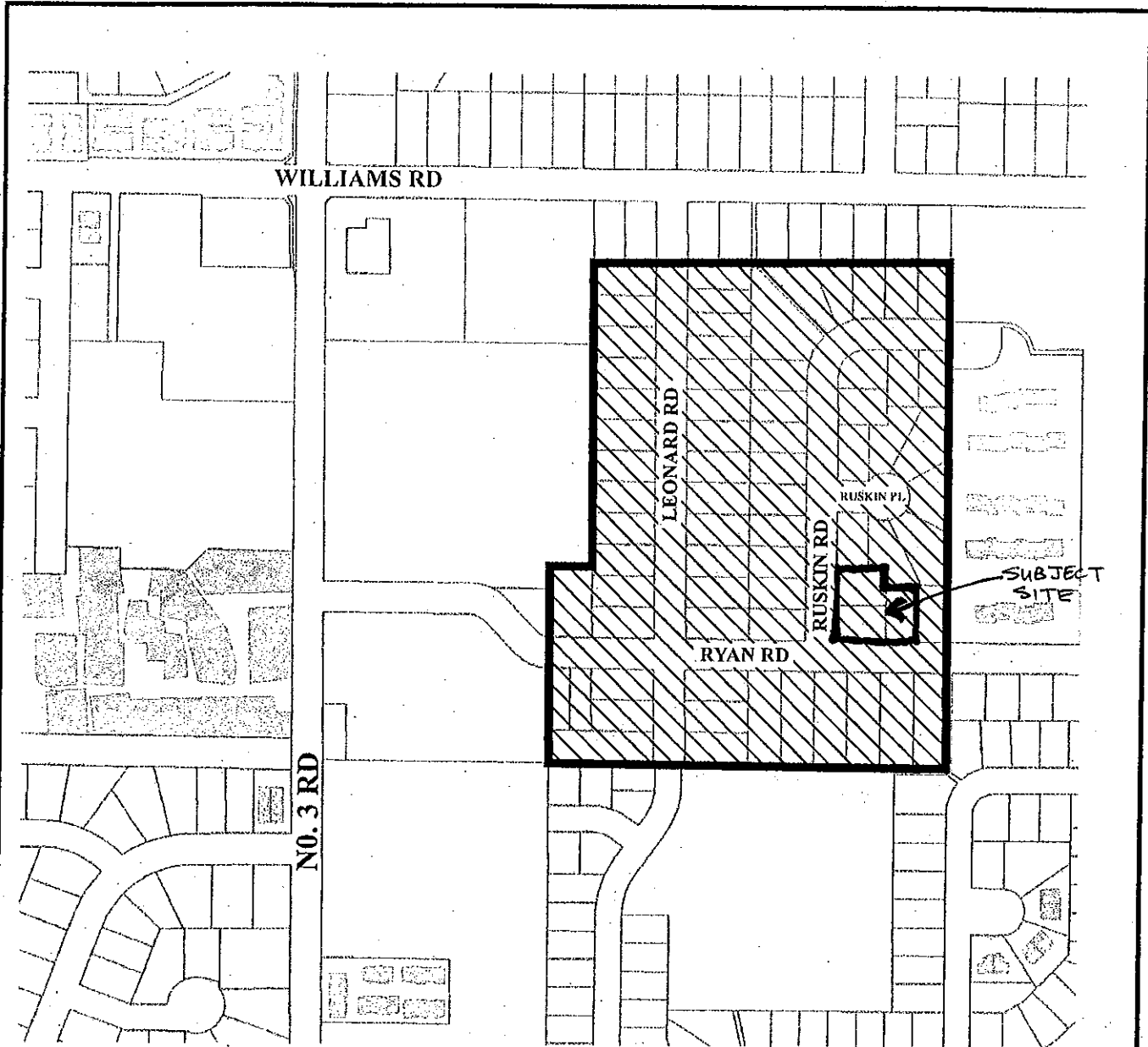
POLICY 5469


File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 33-4-6**POLICY 5469:**

The following policy establishes lot sizes in a portion of Section 33-4-6, for the properties generally located along **Ryan Road, Leonard Road, Ruskin Road and Ruskin Place**, as shown on the attached map:

That properties along Ryan Road, Leonard Road, Ruskin Road and Ruskin Place (in a portion of section 33-4-6) as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) as per the Zoning and Development Bylaw 5300 and that this policy be used to determine the disposition of future rezoning applications in this area for a period of not less than five years, except as per the amending procedures in the Zoning and Development Bylaw 5300.



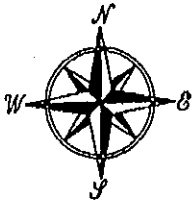
 Subdivision permitted as per R1/B



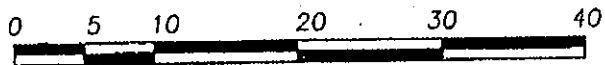
POLICY 5469
SECTION 33,4-6

Adopted Date: 02/19/01
Amended Date:

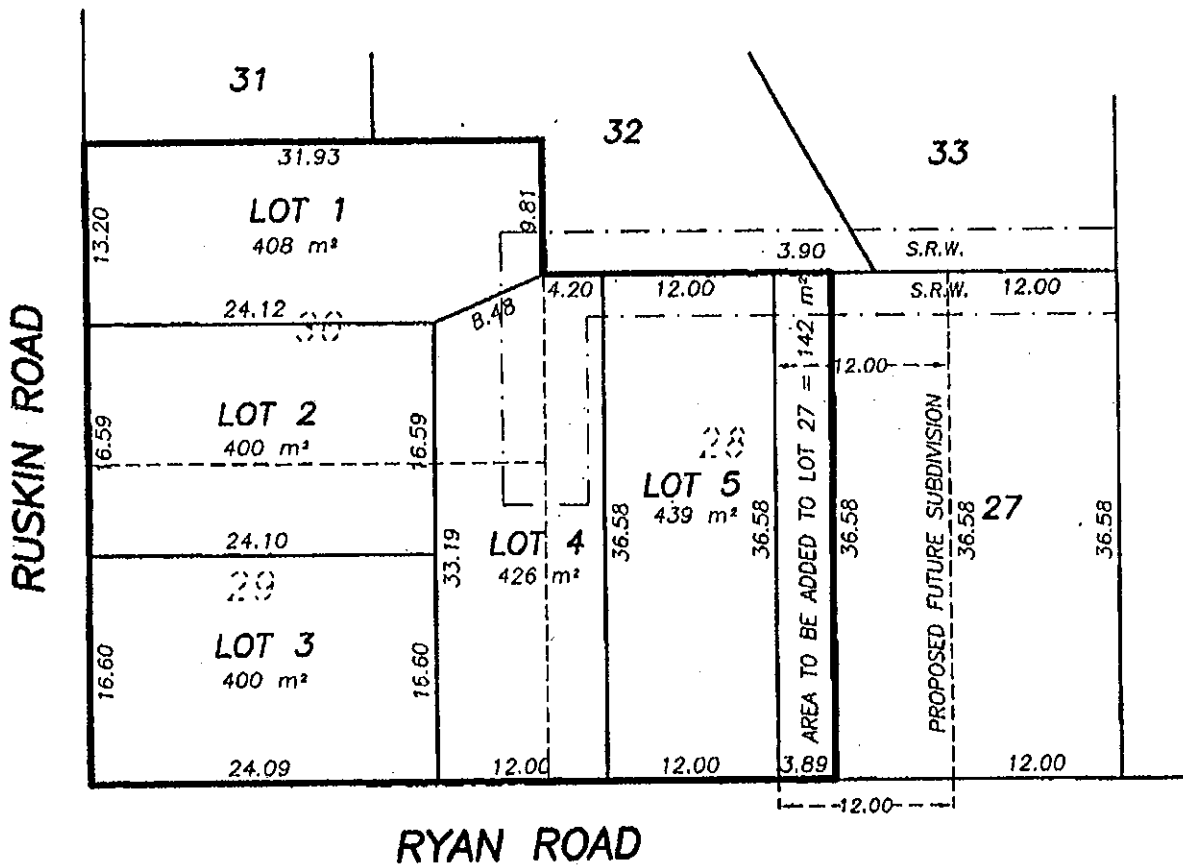
ALTERNATIVE
PROPOSED SUBDIVISION PLAN OF LOTS 28, 29 AND 30
ALL OF SECTION 33 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 18353



SCALE: 1:500



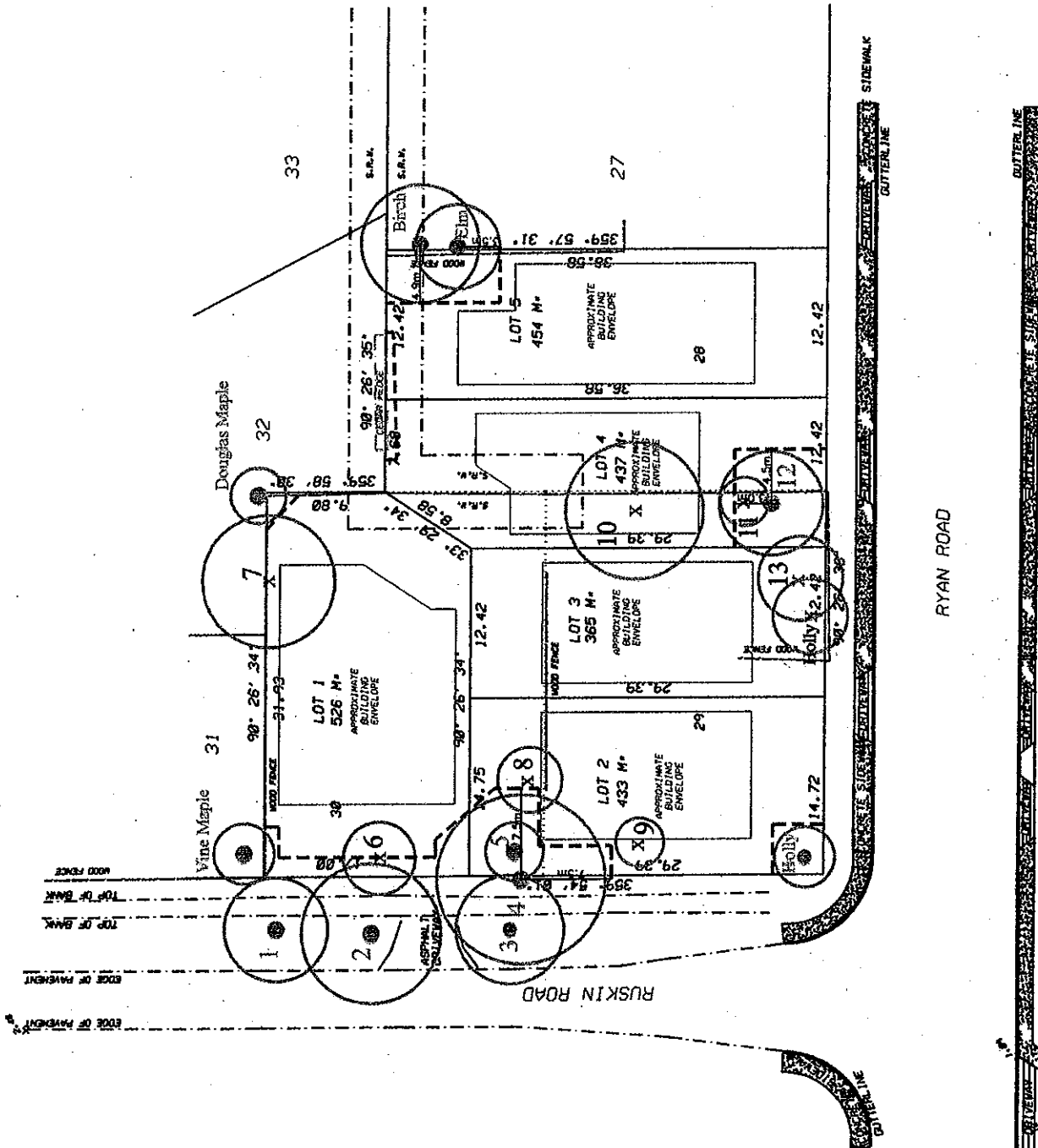
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



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 E-mail: jctam@telus.net
 Job No. 3311
 Drawn By: JT

DWG No. 3311-PRO-SUB-002

APRIL 10th, 2008



**Pacific Sun
Tree Services**

604-323-4270

andermatt.forest@shaw.ca
pacificsuntree.com

#210 - 13020 NO.2 Road
Richmond, B.C.
V7E 6S3

**Tree Location &
Retention Plan**

Scale: 1:500

Date: 23 OCTOBER 2009

Client: MR. CHAU

Project File:

Project Address: 1824B RUSKIN ROAD
RICHMOND, BC

- Tree Recommended for Preservation:
- X Tree Recommended for Removal:
- Actual Crown Drip-line:
- - - Protection Barrier:

Rezoning Considerations

10240 & 10260 Ruskin Road and 8371 Ryan Road
RZ 08-403161

Prior to final adoption of Zoning Amendment Bylaw 8590, the developer is required to complete the following:

1. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on three (3) of the five (5) new lots created, 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. \$13,114) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

2. Registration of a Flood Indemnity Covenant on Title.
3. City acceptance of the developer's offer to voluntarily contribute \$4,000 to the City's Tree Compensation Fund in-lieu of planting replacement trees with larger calliper size and the remaining replacement trees.
4. Submission of a Landscaping Security in the amount of \$4,000 (\$500/tree) for the planting and maintenance of (8) replacement trees, in a mix of coniferous and deciduous trees, each at 8 cm calliper or 4 m tall. If any of the required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution to the City's Tree Compensation Fund (\$500/tree) for off-site planting is required for the balance of replacement trees not planted on-site.
5. Submission of a proof of contract with a Certified Arborist for supervision of both on-site and off-site works conducted on the subject site and along the frontages of the subject site, under the drip line of all trees to be retained on site as well as all trees to be retained on city's road right-of-way and on the adjacent properties to the north and east, including the Vine Maple tree on 8344 Ruskin Place, the Douglas Maple tree and the Cedar hedge on 8364 Ruskin Place, the Birch tree and Elm tree on 8391 Ryan Road, and the European White Birch trees on the Ruskin Road right-of-way. All dwellings/structures to be erected on the future lots must be setback from the required tree protection zones on-site.
6. Dedication of a 4 m x 4 m corner cut at the southwest corner of the site.

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

1. Enter into a Servicing Agreement for the design and construction of frontage improvements along Ruskin Road and Ryan Road:
 - a. Improvements on Ruskin Road to include, but are not limited to: storm sewer, curb & gutter, pavement widening, 1.5 m concrete sidewalk, a grass boulevard with street trees at 9 m spacing, and street lighting. Sidewalk will be designed to meander around the existing trees along the Ruskin Road frontage to avoid removal of City trees.
 - b. Improvements along Ryan Road to include but are not limited to, a new 1.5 m concrete sidewalk at property line (remove existing sidewalk), and a grass boulevard with street trees at 9 m spacing.

Note:

- Design to include Water, Storm and Sanitary connections for each lot.
 - The existing statutory right-of-way for sanitary may need to be reconfigured/ discharged as part of the Servicing Agreement process.
2. Provide underground Hydro, Tel. & cable service connections for each lot.
 3. Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing costs. Servicing costs will be determined via the Servicing Agreement.
 4. Registration of a Restrictive Access Covenant to ensure that vehicular access to the future corner lot will be through a driveway on Ruskin Road, minimum 12 m away from the curb line on the north side of Ryan Road. Vehicular access for the proposed corner lot will not be permitted to Ryan Road.

[Signed original on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 8590 (RZ 08-403161)
10240 & 10260 RUSKIN ROAD and 8371 RYAN 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. 010-379-851
Lot 30 Section 33 Block 4 North Range 6 West New Westminster District Plan 18353

P.I.D. 003-494-462
Lot 29 Section 33 Block 4 North Range 6 West New Westminster District Plan 18353

P.I.D. 004-320-727
Lot 28 Section 33 Block 4 North Range 6 West New Westminster District Plan 18353

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8590".

FIRST READING

MAR 22 2010

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Approval stamp: CITY OF RICHMOND, APPROVED by [signature], APPROVED by Director or Solicitor [signature]

MAYOR

CORPORATE OFFICER