



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee **Date:** February 16, 2011
From: Brian J. Jackson, MCIP **File:** RZ 10-546760
Director of Development
Re: Application by 0895476 BC Ltd. for Rezoning at 9320 Dayton Avenue from
Single Detached (RS1/B) to Single Detached (RS2/K)

Staff Recommendation

That Bylaw No. 8724, for the rezoning of 9320 Dayton Avenue from "Single Detached (RS1/B)" to "Single Detached (RS2/K)", be introduced and given First Reading.

Brian J. Jackson, MCIP
Director of Development

CL: 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

0895476 BC Ltd. has applied to the City of Richmond for permission to rezone 9320 Dayton Avenue from “Single Detached (RS1/B)” to “Single Detached (RS2/K)” to permit the property to be subdivided into two (2) lots (**Attachment 1**).

Findings of Fact

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

Surrounding Development

The subject property is located on the south side of Dayton Avenue in the Broadmoor Planning Area. The area immediately surrounding the subject property contains primarily single-detached dwellings on a mix of lot sizes, as well as a low-density townhouse complex.

- To the north, immediately across Dayton Avenue, is a townhouse complex constructed in the late 1980's on a lot zoned “Low Density Townhouses (RTL1)”;
- To the east and west, are older character single-detached dwellings on a lots zoned “Single Detached (RS/1B)”;
- To the south, fronting Boyd Court, are older character single-detached dwellings on lots zoned “Single Detached (RS1/B)”.

Related Policies & Studies

Official Community Plan (OCP) Designation

The subject property is located in the Broadmoor Planning Area. The OCP's Generalized Land Use Map designation for this property is “Neighbourhood Residential”. The Ash Street Sub-Area Plan's Land Use Map designation for this property is “Low Density Residential”. This redevelopment proposal is consistent with these designations.

Lot Size Policy

There is no Single-Family Lot Size Policy for this area.

Affordable Housing Strategy

Richmond's Affordable Housing Strategy requires a suite on 50% on 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. Registration of this legal agreement on Title is required prior to rezoning adoption. 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. \$5,732).

Flood Management

Registration of a Flood Indemnity Covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Input

There have been no concerns expressed by the public about the development proposal in response to the placement of the rezoning sign on the property.

Staff Comments

Background

In recent years, this neighbourhood has undergone some redevelopment through rezoning and subdivision to smaller lot sizes, consistent with the Sub-Area Plan. 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:

- One (1) bylaw-sized Cherry tree on the subject property in the rear yard; and
- One (1) off-site Cedar hedge on the adjacent properties to the south at 9211 and 9231 Boyd Court, whose drip line extends slightly over the existing fence into the subject site.

The City's Tree Preservation Coordinator reviewed the Arborist's Report and conducted a Visual Tree Assessment (VTA). The City's Tree Preservation Coordinator concurs with the Arborist's recommendation to remove the Cherry tree on the basis of its very poor condition due to severe topping (90% of the lateral branches and upper canopy have been removed). The City's Tree Preservation Coordinator anticipates no potential impact to the off-site hedge from the proposed development.

However, consistent with the Arborist's Report recommendations, to maintain the current aesthetic quality of the hedge, Tree Protection Fencing should be installed on-site at 2 m from the south property line along the entire length of the off-site hedge, and existing grade should be maintained within the tree protection zone. Tree protection fencing must be installed to City standard prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the future lots is completed.

The final Tree Retention Plan is included in **Attachment 3**.

Required Right-of-Way

Prior to final adoption of the rezoning bylaw, the applicant is required to register a 1.5 m wide statutory right-of-way along a portion of the west property line of the subject site for the existing sanitary sewer. The north boundary of the right-of-way is to be approximately 3 m north of the rear lot line of 9280 Dayton Avenue and extending south to 3 m from the rear lot line of the subject site, for a total length of approximately 15.5 m.

The applicant has been advised that restrictions exist on the placement of fill, retaining walls, and building construction within the required 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 future lots at development stage will be from Dayton Avenue.

Subdivision

At Subdivision stage, the applicant will be required to pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charges, Address Assignment Fee, and Servicing costs.

Analysis

This development proposal is consistent with the Area Plan's land use designation for the subject site, which is located within an established residential neighbourhood that has seen redevelopment to smaller lot sizes in recent years.

Financial Impact

None.

Conclusion

This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with applicable policies and land use designations contained within the Official Community Plan (OCP), and is consistent with the direction of redevelopment in the surrounding area.

The list of rezoning conditions is included as **Attachment 4**, which has been agreed to by the applicant (signed concurrence on file).

On this basis, staff recommend support for the application.

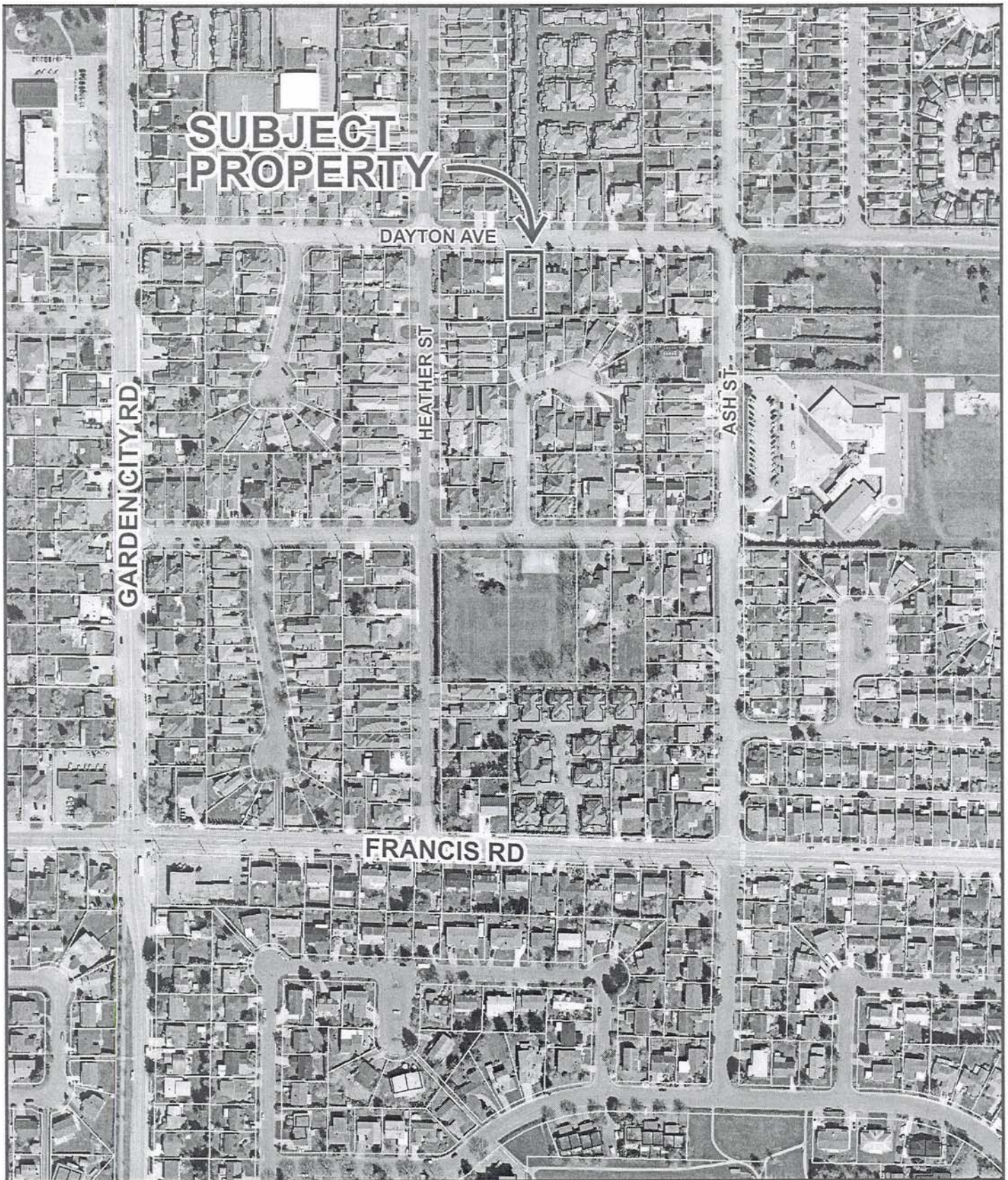


Cynthia Lussier
Planning Technician
(604-276-4108)

CL:blg

Attachment 1: Location Map/Aerial Photo
Attachment 2: Development Application Data Sheet
Attachment 3: Tree Retention Plan
Attachment 4: Rezoning Considerations Concurrence





RZ 10-546760

Original Date: 10/06/10

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 10-546760****Attachment 2**Address: 9320 Dayton AveApplicant: 0895476 BC Ltd.Planning Area(s): Broadmoor (Ash Street Sub-Area)

	Existing	Proposed
Owner:	0895476 BC Ltd	To be determined
Site Size (m²):	1000.8 m ² (10,773 ft ²)	West Lot – 501.4 m ² (5,397 ft ²) East Lot – 499.4 m ² (5,376 ft ²)
Land Uses:	One (1) single-detached dwelling	Two (2) single-detached dwellings
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Low Density Residential	No change
702 Policy Designation:	N/A	No change
Zoning:	Single Detached (RS1/B)	Single Detached (RS2/K)

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):	315 m ²	West Lot – 501.4 m ² East Lot – 499.4 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.

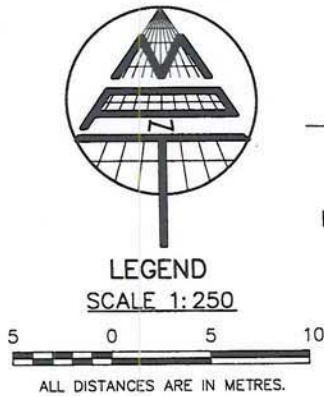
SURVEY PLAN OF THE WEST HALF OF LOT 38 EXCEPT: PART PLAN 61150, SECTION 22 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 8142

PARCEL IDENTIFIER (PID): 004-107-144

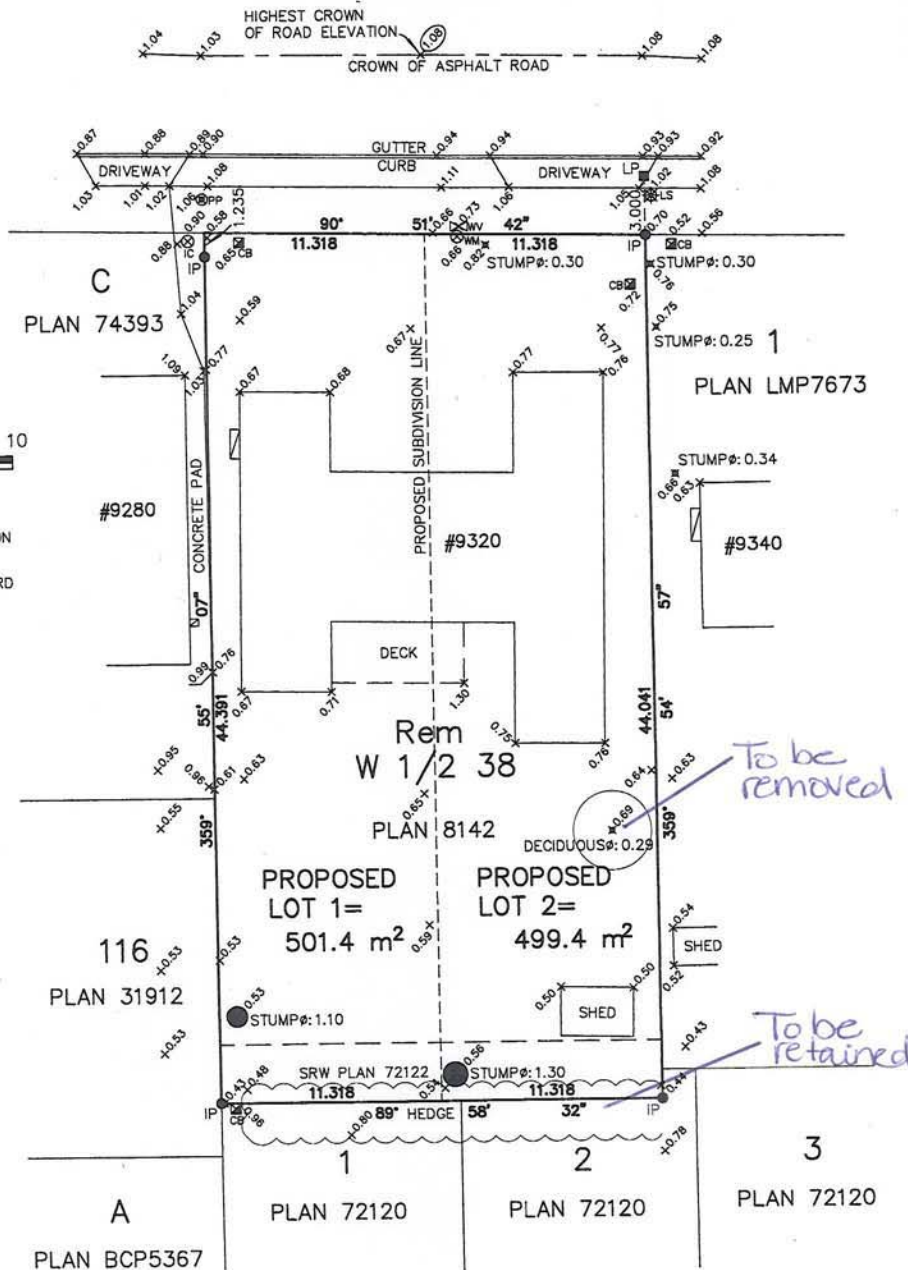
CIVIC ADDRESS

#9320 DAYTON AVENUE
RICHMOND, B.C.

DAYTON AVENUE



- +0.67 INDICATES SPOT ELEVATION
- CB INDICATES CATCH BASIN
- LS INDICATES LAMP STANDARD
- PP INDICATES POWER POLE
- WM INDICATES WATER METER
- WV INDICATES WATER VALVE
- IP INDICATES IRON POST
- LP INDICATES LEAD PLUG



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MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#320 - 11120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7
PH: 604-270-9331
FAX: 604-270-4137
CADFILE: 16508-001-TPG-000.DWG

NOTES:

- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS AND LEGAL FIELD SURVEYS.
- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HPN MONUMENT #202 (77H4623) WITH AN ELEVATION OF 1.452 METRES.
- ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BYLAW NO. 8057, ARE SHOWN HEREON.

CERTIFIED CORRECT
THIS 17TH DAY OF SEPTEMBER, 2010

[Signature]
B.C.L.S.

Rezoning Considerations

**9320 Dayton Avenue
RZ 10-546760**

Prior to final adoption of Zoning Amendment Bylaw 8724, the following items are required to be completed:

1. Submission of a Landscaping Security in the amount of \$2,000 (\$500/tree) for the planting and maintenance of four (4) replacement trees [two (2) per future lot], each with a minimum deciduous calliper of 6 cm (or 3.5 m high conifer).
2. Registration of a 1.5 m wide statutory right-of-way along a portion of the west property line of the subject site, for the existing sanitary sewer. The north boundary of the right-of-way is to be approximately 3 m north of the rear lot line of 9280 Dayton Ave and extending south to 3 m from the rear lot line of the subject site, for a total length of approximately 15.5 m.
3. 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) 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 prior to final adoption of the rezoning bylaw about the affordable housing option selected, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-detached dwellings (\$5,732) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

4. Registration of a flood indemnity covenant on Title.

At Demolition stage, the applicant will be required to:

- Install Tree Protection Fencing on-site at 2 m from the south property line, along the entire length of the off-site hedge located at 9211 and 9231 Boyd Court.

Tree Protection Fencing must be installed to City standard prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the future lots is completed.

At Subdivision stage, the applicant will be required to:

- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charges, Address Assignment Fee, and Servicing costs.

[Signed original on file]

Signed _____

Date _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8724 (RZ 10-546760)
9320 DAYTON 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/K)**.

P.I.D. 004-107-144

West half lot 38 Except: Part Plan 61150, Section 22 Block 4 North Range 6 West New Westminster District Plan 8142

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 8724"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

