



To: Planning Committee
From: Brian J. Jackson, MCIP
Director of Development
Date: October 6, 2008
File: RZ 07-380166
Re: Application by 450470 BC Ltd. for Rezoning a Portion of 5011 Moncton Street
from Single-Family Housing District, Subdivision Area E (R1/E) to
Single-Family Housing District, Subdivision Area C (R1/C)

Staff Recommendation

That Bylaw No. 8434, for the rezoning of a portion of 5011 Moncton Street from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area C (R1/C)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

EL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

450470 BC Ltd. has applied to the City of Richmond for permission to rezone the southern portion of 5011 Moncton Street (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area C (R1/C) in order to permit the creation of three (3) 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

To the North: Along Railway Avenue, single-family dwellings on Single-Family Housing District, Subdivision Area E (R1/E) lots;

To the East: Along the north side of Moncton Street, single-family dwellings on Single-Family Housing District, Subdivision Area C (R1/C) and Single-Family Housing District, Subdivision Area E (R1/E) lots;

To the South: Across Moncton Street, single-family dwellings on Single-Family Housing District, Subdivision Area B (R1/B) lots; and

To the West: Across Railway Avenue, along the north side of Moncton Street, single-family dwellings on Single-Family Housing District, Subdivision Area C (R1/C).

Related Policies & Studies

Steveston Area Plan

The subject property is located within the Steveston Area Plan, Schedule 2.4 of the Official Community Plan (OCP). The Land Use Map in the Steveston Area Plan designates the subject property for "Single-Family".

Lot Size Policy 5429

The subject property is located within the Single-Family Lot Size Policy No. 5429 (adopted by Council January 15, 1990/amended January 17, 2005 (**Attachment 4**)). This Policy permits subdivision of lots to Single-Family Housing District, Subdivision Area C (R1/C) fronting Moncton Street and Single-Family Housing District, Subdivision Area E (R1/E) fronting Railway Avenue, where no lane or internal road access is provided. The current proposal would create two (2) R1/C lots fronting Moncton Street and one (1) R1/E lot fronting Railway Avenue.

Lane Establishment and Arterial Road Redevelopment Policies

Council adopted the revised Lane Establishment and Arterial Road Redevelopment Policies on June 26, 2006. Single-family residential and Coach House development will be encouraged to locate where an existing municipal lane is fully operational. The rezoning application is in compliance with an existing Lot Size Policy that does not require a rear lane and is being brought forward for consideration based on its own merits. A discussion is provided under the “Analysis” section of this report.

Staff Comments

Tree Preservation

A Tree Survey (**Attachment 2**) submitted by the applicant indicates the location of nineteen (19) trees:

- Seven (7) bylaw-sized trees are located on the subject property;
- Two (2) bylaw-sized trees and one (1) under-sized tree are located on the adjacent property to the east (5051 Moncton Street);
- One (1) bylaw-sized tree is located on the adjacent property to the north (11880 Railway Avenue); and
- Eight (8) bylaw-sized trees are located within the proposed road dedication area.

A Certified Arborist’s report was submitted by the applicant in support of the application. Tree Preservation Group staff have reviewed the Report and the following table summarizes their recommendations.

Tree Summary Table

Tree Location	Number of Trees	Number of Trees to be Removed	Compensation Rate	Replacement Trees Required	Comments
On-site	7	5	2:1	10	Support removal of 5 trees due to poor health and support relocation of 1 tree due to conflict with future dwelling.
On Adjacent Properties	4	0	n/a	0	Tree protection barriers to be installed on-site to protect neighbouring trees located adjacent to the southeast and northeast corner of the subject site.
On Road Dedication Area	8	6	2:1	12	Support removal of 6 trees due to poor health and support relocation of 2 trees due to conflict with road widening.

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

- 2 trees of 11 cm;
- 2 trees of 10 cm;
- 2 trees of 9 cm;
- 14 trees of 8 cm; and
- 2 trees of 6 cm.

Considering the effort to be made by the applicant to retain one (1) bylaw-sized tree and relocate three (3) bylaw-sized trees on site, staff recommend eight (8) replacement trees (2 at 10 cm calliper, 4 at 8 cm calliper, and 2 at 6 cm calliper) be exempted. As a condition of this rezoning application, the applicant is required to provide proof of a contract with a company specializing in tree relocation to undertake the transplant of the three (3) bylaw-sized trees. The applicant must also submit a Survival Security, to the City in the amount of \$4,000 to ensure the successful retention of one (1) bylaw-sized tree and relocation of three (3) bylaw-sized trees, prior to final adoption of the rezoning bylaw.

The applicant is also required to install tree protection fencing around the drip line of all trees to be retained on-site and on the neighbouring properties to the north and east (11880 Railway Avenue & 5051 Moncton Street). Tree protection fencing must be installed prior to final adoption 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 on the site is complete.

As a condition of rezoning, the applicant must submit a proof of contract with a Certified Arborist for supervision of on-site works conducted on the subject property under the drip line of all trees to be retained on site and on adjacent properties.

Landscaping

To illustrate how the front yards along Moncton Street and flanking side yard along Railway Avenue of the future corner lot will be treated, the applicant has submitted a Preliminary Landscape Plan (**Attachment 5**) 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 of the corner lot will be landscaped with a mixture of trees, shrubs and ground cover, and is considered in compliance with the guidelines of the Official Community Plan's Arterial Road Redevelopment Policy.

As a condition of rezoning, the applicant must submit a final Landscape Plan, prepared by a registered landscape architect, for the three (3) future lots and a landscaping security based on 100% of the cost estimates provided by the landscape architect. The landscape plan should comply with the guidelines of the Official Community Plan's Arterial Road Redevelopment Policy, and should include 14 replacement trees (a mix of coniferous and deciduous). If replacement trees cannot be accommodated on-site, cash-in-lieu (\$500/tree) for off-site planting would be required.

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 6**). The plans indicate that the main entrance to the future dwelling on the corner lot is from Moncton Street. At future development stage, Building Permit plans must be in compliance with zoning.

Site Servicing

An independent review of local servicing requirements (storm and sanitary) has concluded that upgrades to the existing local storm sewer system (upgrade to min. 600 dia. pipe, manhole to manhole) on both Railway Avenue and Moncton Street frontages are required to support the proposed development.

As a condition of rezoning, the developer is required to dedicate 9.3 m of property along the entire west property line and 2.0 m of property along the entire south property line, as well as a 4 m x 4 m corner cut at the intersection of Moncton Street and Railway Avenue.

Prior to adoption of the rezoning bylaw, the developer will be required to enter into a standard Servicing Agreement for the design and construction of road improvements along the entire frontage on Railway Avenue, as well as the storm sewer system upgrades as determined via the capacity analysis.

Subdivision

At future subdivision stage, the developer will also be required to pay Development Cost Charges (City and GVS&DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing costs as well as to provide underground Hydro, Telephone and Cable service connections for each lot.

Vehicle Access

A Covenant will be required to ensure that vehicular access to the two (2) R1/C lots fronting Moncton Street will be via a 5 m wide shared driveway on Moncton Street at a minimum of 15 m from Railway Avenue and the vehicular access to the future R1/E lot fronting Railway Avenue will be via a driveway located along the north property line.

Potential Future Transit Corridor along Railway Avenue

There are existing linear properties along the west side of Railway Avenue north of Garry Street and south of Moncton Street that could potentially accommodate a future transportation corridor. The subject site is on the east side of Railway Avenue and the proposed development will not have any adverse impact on the lands along the west side of Railway Ave. The proposed development will provide additional road dedications to improve traffic safety and road alignment at the intersection of Railway Ave and Moncton Street.

Transportation staff confirmed that the proposed development will not preclude the provision of future rapid transit line along Railway Avenue. The need, the technology, and the alignment of such transit line have yet to be determined. If the future rapid transit line is to be at grade, a

portion of the road right of way would be used to accommodate the transit line (by sharing or replacing traffic lanes).

Affordable Housing

This application was submitted prior to Council's adoption of the interim and final Richmond Affordable Housing Strategy. No cash contribution for affordable subsidized rental housing or secondary suite for affordable low-end market rental housing purposes is required.

Flood Management

In accordance with the Interim Flood Protection Management Strategy, registration of a Flood Indemnity Covenant on title is required prior to final adoption of the rezoning bylaw.

Analysis

The subject application is being brought forward for consideration based on site-specific factors. It is noted that the Arterial Road Redevelopment and Lane Establishment Policies only apply to the proposed lot fronting on Railway Avenue since the portion of Moncton Street west of Railway Avenue is not classified as an arterial road. The proposal to rezone the southern portion of the subject site to create two (2) R1/C lots fronting Moncton Street complies with the existing Lot Size Policy 5429.

Redevelopment Potential

In determining the appropriate form of redevelopment for the subject site, it is important to understand how the surrounding lots are likely to change in the future. The portion of Railway Avenue between Steveston Highway and Moncton Street is a local arterial road. The properties to the north of the subject site along the east side of Railway Avenue have limited redevelopment potential due to the fact that a municipal lane is not feasible at this location. The existing lot pattern (especially with the legal non-conforming R1/E lots in the middle of the block) precludes the ability to establish a lane along the rear of these properties and connect to an existing side street. The subject site is the only property within this block which has subdivision potential under the current R1/E zone. The proposal to create a R1/E lot fronting Railway Avenue and to rezone the southern portion of the subject site to create two (2) R1/C lots complies with the existing Lot Size Policy 5429 and is consistent with established residential developments in the surrounding area.

Front Access Development

The development of front access single-family lots on arterial roads is not considered an appropriate development solution in the majority of cases due to concerns related to traffic operation and aesthetics. However, in this particular case, an exception is being considered for the following reasons:

- The property is located on a local arterial road (versus major arterial);
- No additional driveway is to be constructed off Railway Avenue - a local arterial road;
- The existing driveway off Railway Avenue will be shifted to the north to provide longer distance between the driveway and the intersection; and


- No rezoning is needed to create new R1/E lots fronting onto Railway Avenue.
- The significant road dedications and frontage works being secured through this Rezoning will enable road widening and improvements on Railway Avenue.

Financial Impact or Economic Impact

None.

Conclusion

The rezoning application to rezone the southern portion of the subject site to facilitate a three-lot subdivision (two (2) R1/C lots fronting Moncton Street and one (1) R1/E lot fronting Railway Avenue) complies with the existing Lot Size Policy 5429 and all land use designations. On this basis, staff support the application.



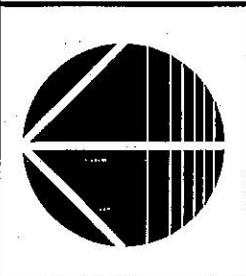
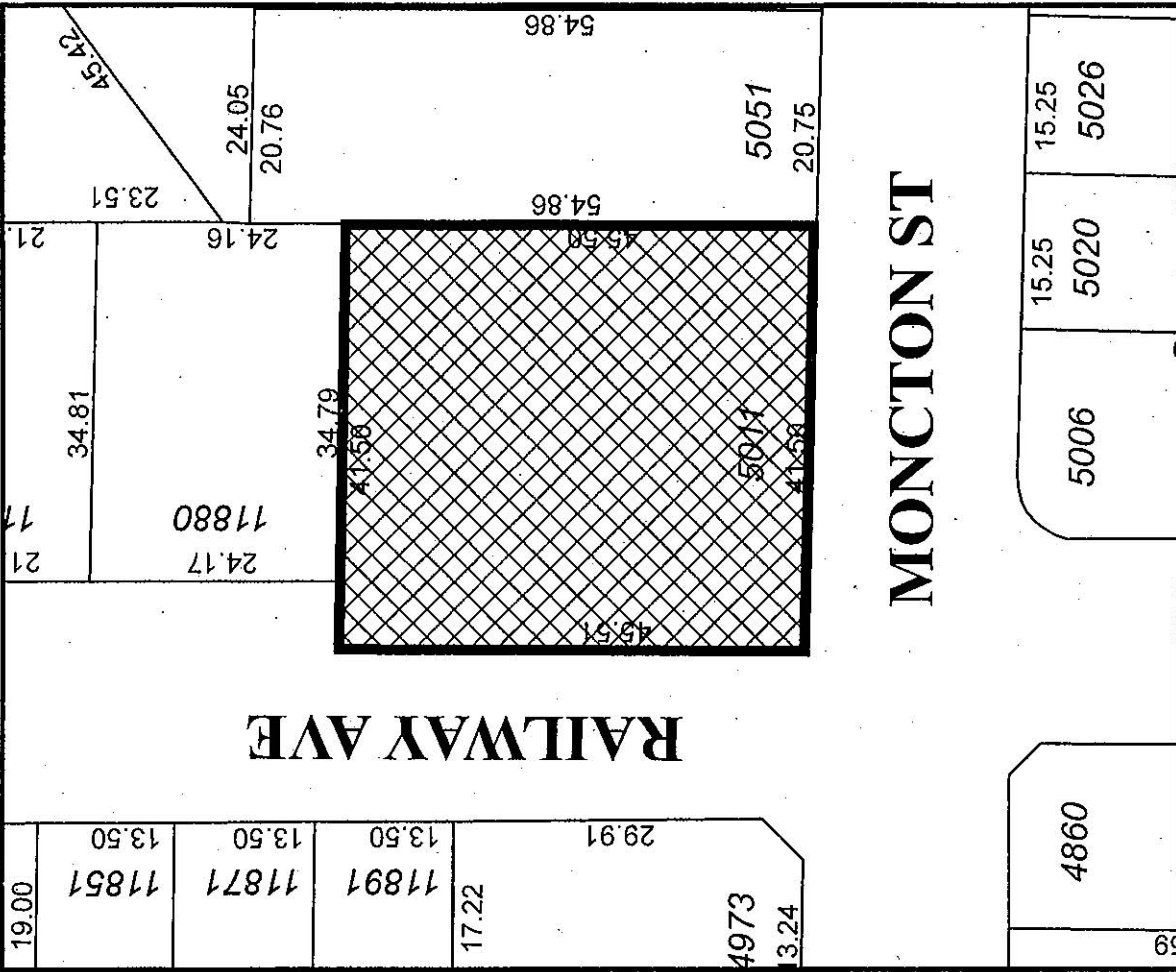
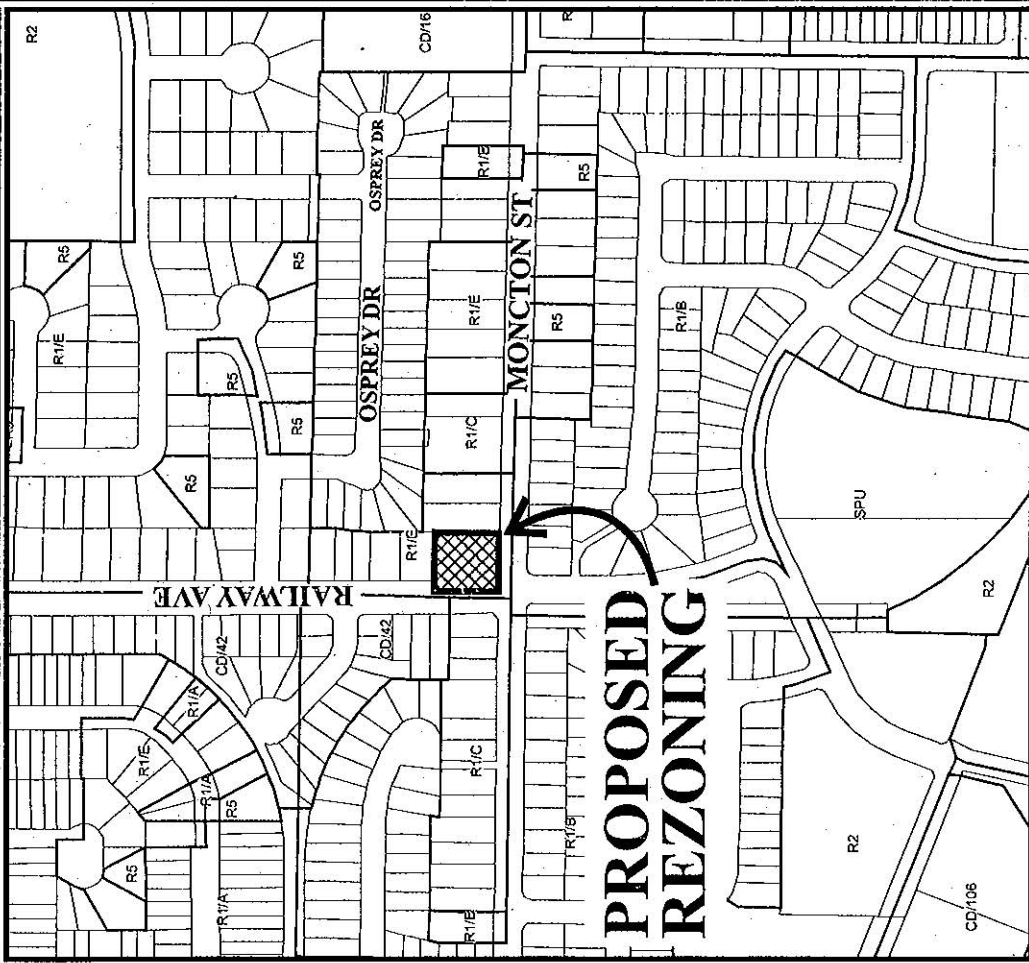
Edwin Lee
Planning Technician – Design
(604-276-4121)

EL:blg

- Attachment 1: Location Map
- Attachment 2: Subdivision Layout/Tree Survey
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lot Size Policy 5429
- Attachment 5: Preliminary Landscape Plan
- Attachment 6: Building Elevations
- Attachment 7: Rezoning Considerations Concurrence



City of Richmond



RZ 07-380166

Original Date: 07/20/07

Revision Date:

Note: Dimensions are in METRES



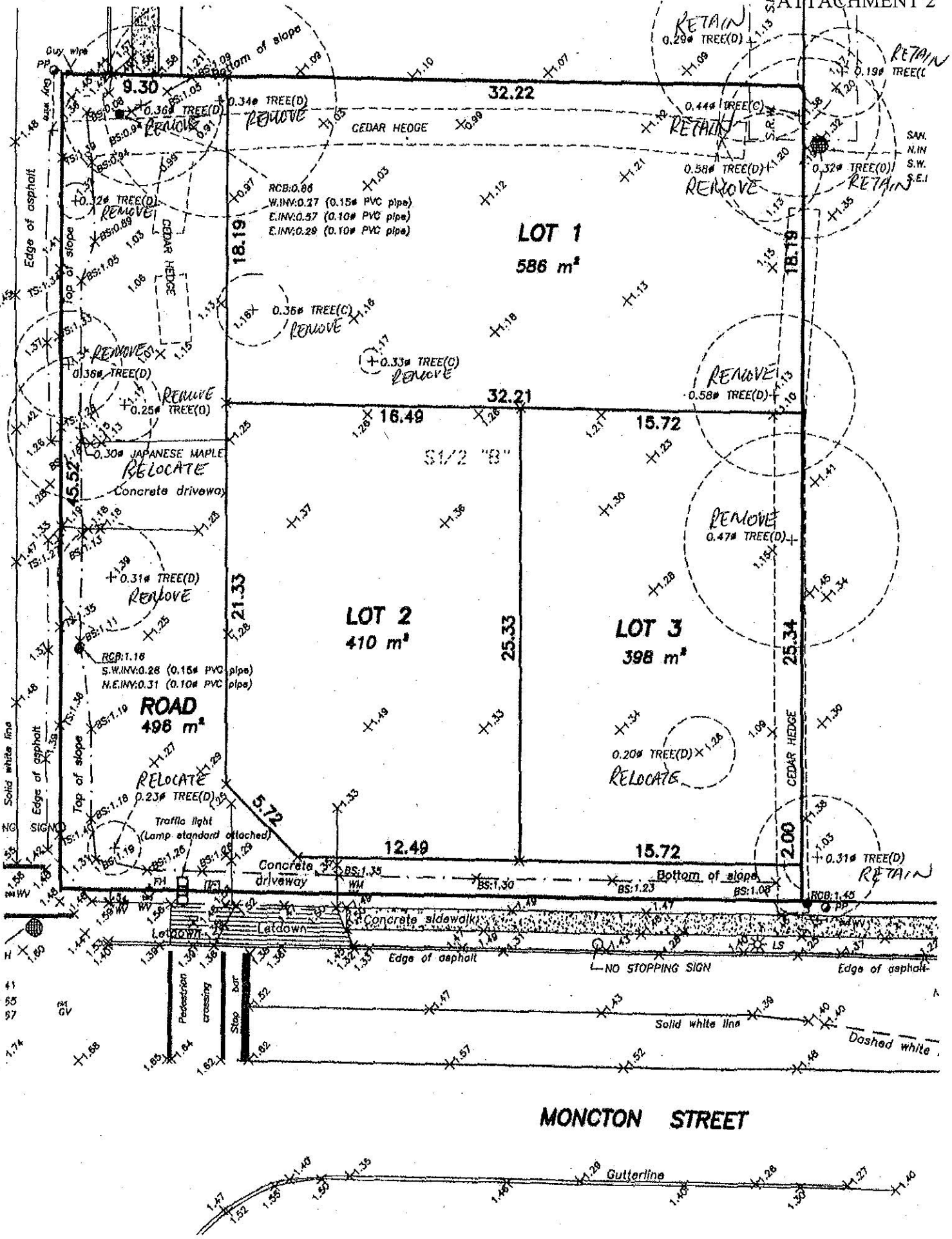
RZ 07-380166

Original Date: 07/20/07

Amended Date:

Note: Dimensions are in METRES

RAILWAY AVENUE





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

Development Application Data Sheet

RZ 07-380166

Attachment 3

Address: 5011 Moncton Street

Applicant: 450470 BC Ltd.

Planning Area(s): Steveston (Schedule 2.4)

	Existing	Proposed
Owner:	450470 B C Ltd.	To be determined
Site Size (m²):	1,888 m ² (20,333 ft ²)	586 m ² (6,307 ft ²), 410 m ² (4,133 ft ²) & 398 m ² (4,284 ft ²)
Land Uses:	One (1) single-family dwelling	Three (3) single-family dwellings
Area Plan Designation:	Single-Family	No change
702 Policy Designation:	Lot Size Policy 5429 permits rezoning and subdivision of properties fronting Moncton Street with no lane or internal access to Single-Family Housing District, Subdivision Area C (R1/C)	No change
Zoning:	R1/E	R1/E & R1/C
Number of Units:	One	Three
Other Designations:	Official Community Plan (OCP) Lane Establishment and Arterial Road Redevelopment Policies (see Analysis Section)	No change

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):	R1/C: 360 m ² R1/E: 550 m ²	R1/C: 410 m ² & 398 m ² R1/E: 586 m ²	none
Setback – Front & Rear Yards (m):	R1/C: Min. 9 m R1/E: Min. 6 m	R1/C: Min. 9 m R1/E: Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Setback – Flanking Side Yard (m):	Min. 3.0 m	Min. 3.0 m	none
Height (m):	2.5 storeys	2.5 storeys	none

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



City of Richmond

Policy Manual

Page 1 of 2	Adopted by Council: January 15, 1990 Area Boundary Amended: January 17 th , 2005	POLICY 5429
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 11-3-7/12-3-7	

POLICY 5429:

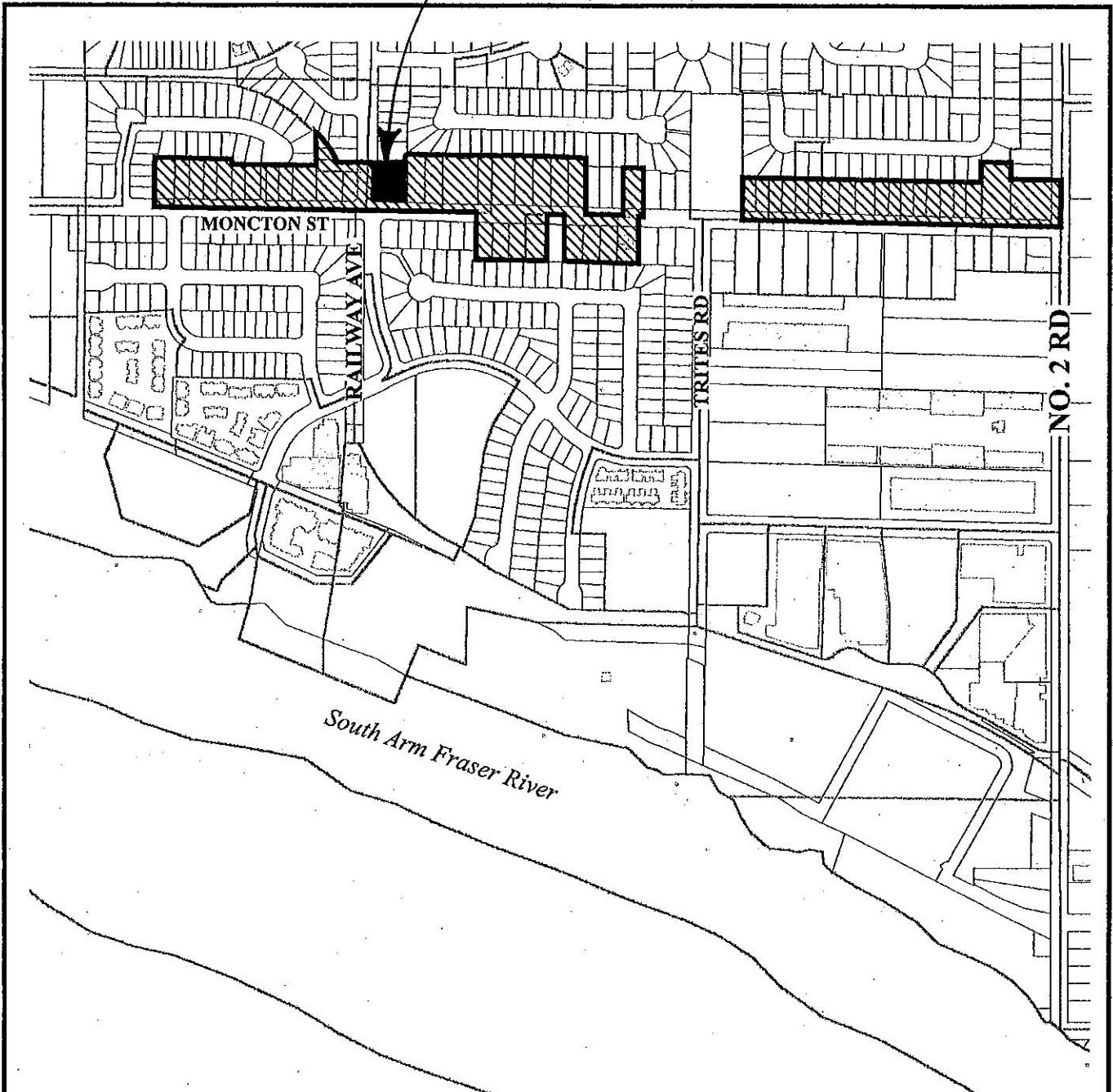
The following policy establishes lot sizes in a portion of Sections 11-3-7/12-3-7 located on **Moncton Street generally bounded by No. 2 Road and Hayashi Court:**


That properties within the area bounded by Moncton Street and Hayashi Court, in a portion of Sections 11-3-7/12-3-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300 with the following provisions:

- a) if there is no lane or internal road access then properties along Moncton Street will be restricted to Single-Housing District (R1/C); and
- b) if there is no lane or internal road access then properties along Railway Avenue and No. 2 Road will be restricted to Single-Family Housing District (R1/E); and

that this policy, as shown on the accompanying plan, be used to determine the disposition of future 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.

SUBJECT
PROPERTY



 Subdivision permitted as per **R1/B** Except

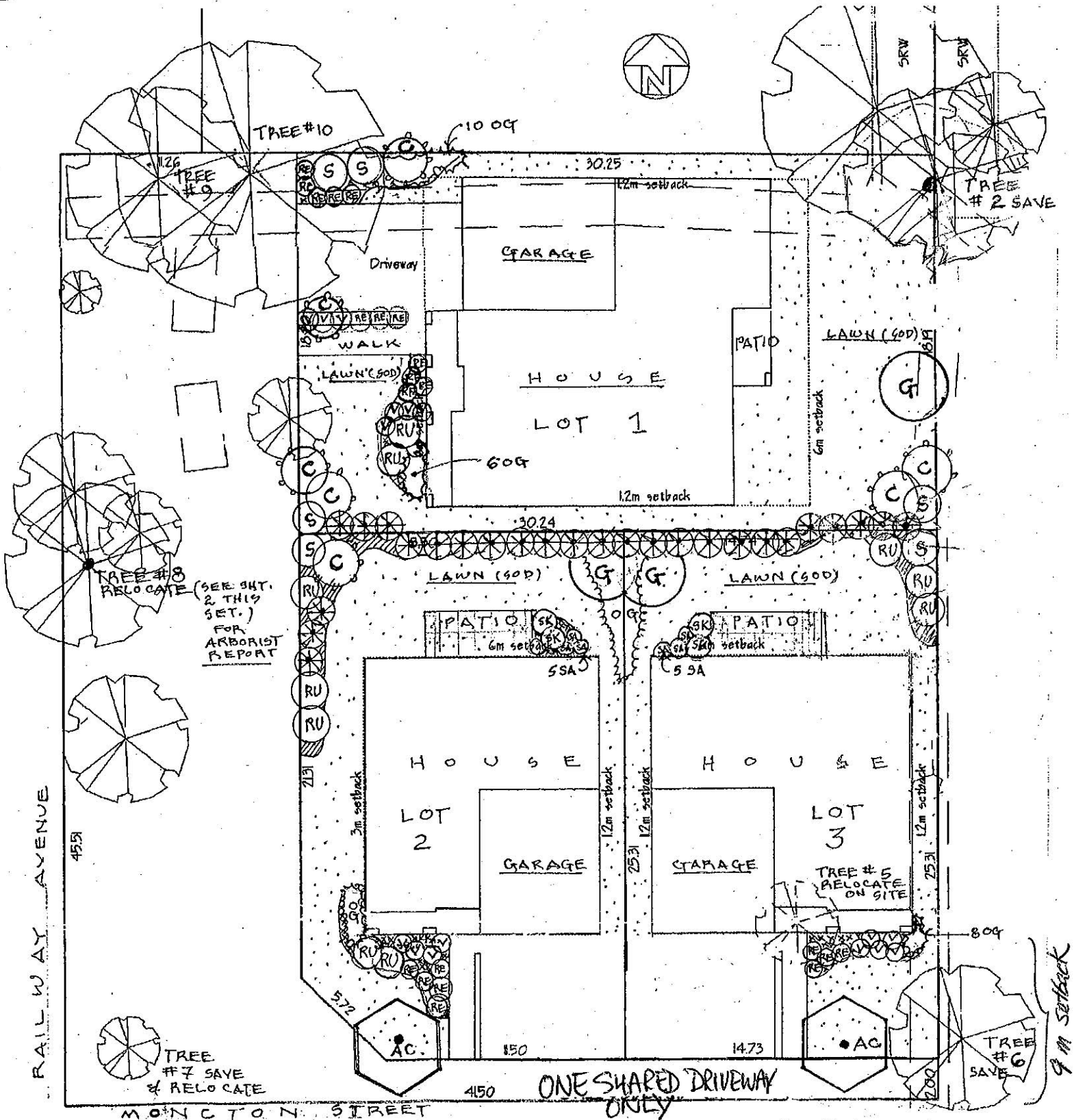
1. Moncton St.: **R1/C** unless there is a lane or internal road access, then **R1/B**.
2. Railway Ave. and No. 2 Rd.: **R1/E** unless there is a lane or internal road access, then **R1/B**.



Policy 5429

Section 11 & 12, 3-7

Adopted Date: 01/15/90
Amended Date: 01/17/05



LANDSCAPE (PLANTING) PLAN

Plant List

NOTE:
REPLACEMENT TREES

	Symbol	Quantt.	Scientific Name	Common Name	Size	Cond	Spacing
Trees	AC	4	Acer sacchirum	Sugar maple	11cm	B&B	
	C	6	Coruns edie's. W. W.	White wonder dogwood	9 cm	B&B	
	G	3	Ginkho Biloba	Maidenhair tree	9 cm	B&B	
	S	6	Sequoiadendron gigantea	Sierra variety	# 7 Container		
Shrubs	OG	32	Mahonia aquifolia	Oregon grape	# 2 Container		2' OC
	RE	26	Rhododendron Elizabeth		# 3 Container		3' OC
	RU	12	Rhododendron unique		# 5 Container		4' OC
	SA	6	Sarcococca hookeriana		# 2 Container		2' OC
	SK	4	Skimmia japonica	Red berry	# 5 container		3' OC
	M	2	Skimmia japonica	Male	# 2 Container		Random
	V	15	Viburnum davidii		# 3 Container		
ground cover	XXXX	85	Vinca minor	Periwinkle	4"	Pot	18" OC
		65	Gaultheria shallon	Santal	1 gallon		18" OC
	HY	8	Hydrangea petiolaris	Climbing HYD	# 2 Container		10' OC
		25	Thuja plicata "excelsior"	cedar	# 5		36" 4' OC
			2 PER HOUSE AT NORTH AND EAST SIDES (SHADE TO FILTER SUN)				

General notes :

- Grading :
- All finish landscape grades a minium of 2% slope throughout. and away from Houses on all sides, to positive drainage.

LEGAL: SOUTH HALF LOT "B" SECTION 12 BLOCK 3
NORTH RANGE 7 WEST NEW WESTMINGER
DISTRICT PLAN 8779.

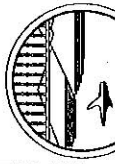
ADDRESS: 5011 MONSTON STREET, RICHMOND, B.C.

SHEET **1** of 3
JAN. 15. 2007

HARRY LEE HAGGARD
LANDSCAPE ARCHITECT

255 East 2nd Avenue, #304
North Vancouver
British Columbia V7L 1C#
Telephone (604) 985 0137

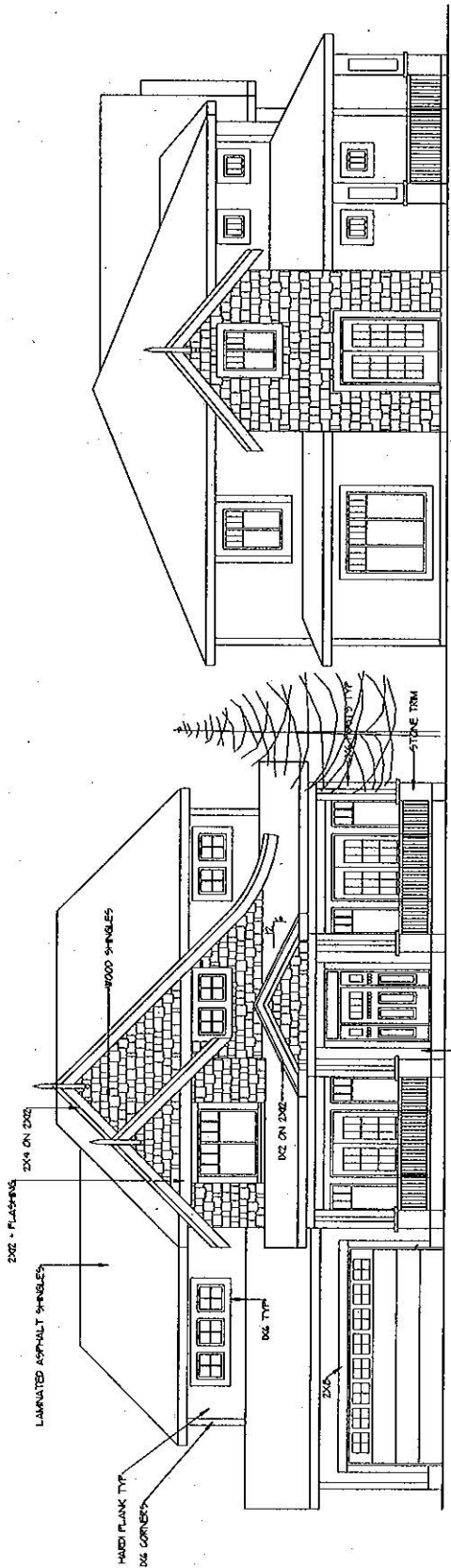
PLANT LIST



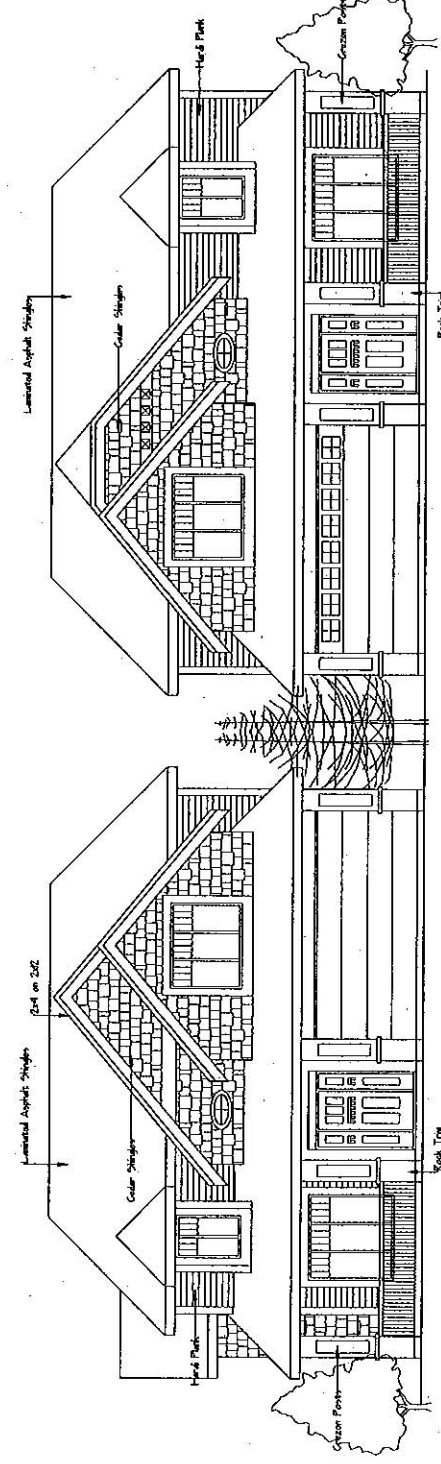
Cascadia
home design
6777 UNIVERSITY PLAZA
DEPT. 212, VANCOUVER, B.C. V6T 1Z6
TEL: 604-273-1111 FAX: 604-273-1111
FURNISH • TELEPHONE

**PROPOSED
SLIDED ELEVATIONS**
SOUTH HALF LOT B
SEC 12 BLK 3 NORTH
RANGE 7 WEST
NWD PLAN 6774

REVISIONS	NO.
DATE	APRIL 20, 2000
SCALE	TO FIT
SHEET NO.	1 OF 1



Railway Avenue



Moncton Avenue

Rezoning Considerations

5011 Moncton Street RZ 07-380166

Prior to final adoption of Zoning Amendment Bylaw 8434, the developer is required to complete the following:

1. Provide a proof of a contract with a company specializing in tree relocation to undertake the transplant of the Pear tree, the Ornamental Cherry tree, and the Japanese Maple tree.
2. Provide a Survival Security to the City in the amount of \$4,000 to ensure the successful relocation of the Pear tree, the Ornamental Cherry tree, the Japanese Maple tree, and the successful retention of the Douglas Fir tree. 50% of the security will be released upon successful relocation/retention (at final inspection of the Building Permit) and 50% of the security will be release one year after final inspection of the Building Permit in order to ensure that the trees have survived.
3. Provide proof of contract with a Certified Arborist for supervision of on-site works conducted on the subject property within the drip line of or adjacent to all bylaw-sized trees to be retained on-site and on the adjacent properties to the north and east (11880 Railway Avenue & 5051 Moncton Street) including demolition of existing structures on site and construction of building foundation, building projection, retaining walls, and perimeter drainage. The contract should include provisions for completion of a post-impact assessment report (if applicable) to be reviewed by the City.
4. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Direction of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect. The landscape plan should comply with the guidelines of the Official Community Plan's Arterial Road Redevelopment Policy, and should include 14 replacement trees in a mix of coniferous and deciduous (2 trees at 11 cm calliper, 2 trees at 9 cm calliper, and 10 trees at 8 cm calliper). If replacement trees could not be accommodated on-site cash-in-lieu (\$500/tree) for off-site planting would be required.
5. Dedication of a 9.3 m wide strip of property along the entire west property line of 5011 Moncton Street as road to facilitate road widening.
6. Dedication of 2.0 m of property along the entire south property line of 5011 Moncton Street.
7. Dedication of a 4 m x 4 m corner cut at the southwest corner of 5011 Moncton Street.
8. Enter into a Servicing Agreement* for
 - a. the design and construction of road improvements along the entire frontage on Railway Avenue to include, but not limited to: curb & gutter, pavement widening, storm sewer (upgrade to min. 600 dia. pipe, M.H. to M.H.), grass & treed boulevard (width to be determined), 1.5 m concrete sidewalk, and street lighting;
 - b. the design and construction of storm sewer upgrade (to min. 600 dia. pipe, M.H. to M.H.) on Moncton Street; and

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

9. 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. Registration of a Restrictive Access Covenant to ensure vehicular access for the two (2) future R1/C lots fronting Moncton Street is from a 5 m wide shared driveway on Moncton Street at a minimum of 15 m from Railway Avenue, and vehicle access to the future R1/E lot fronting Railway Avenue is from a driveway located along the north property line.
2. Payment of Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and servicing costs.
3. Provide underground Hydro, Telephone and Cable service connections for each lot.

Please note that prior to issuance of Demolition Permit, the developer is required to do the following:

1. Installation of appropriate tree protection fencing on site around all bylaw-sized trees to be retained on-site and on the adjacent properties to the north and east (11880 Railway Avenue & 5051 Moncton Street) prior to any construction activities, including building demolition, occurring on-site.

* Note: This requires a separate application.

[Signed original on file]

Signed _____

Date _____



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8434 (RZ 07-380166)
5011 MONCTON STREET**

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 C (R1/C)**.

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw 8434"

2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8434**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

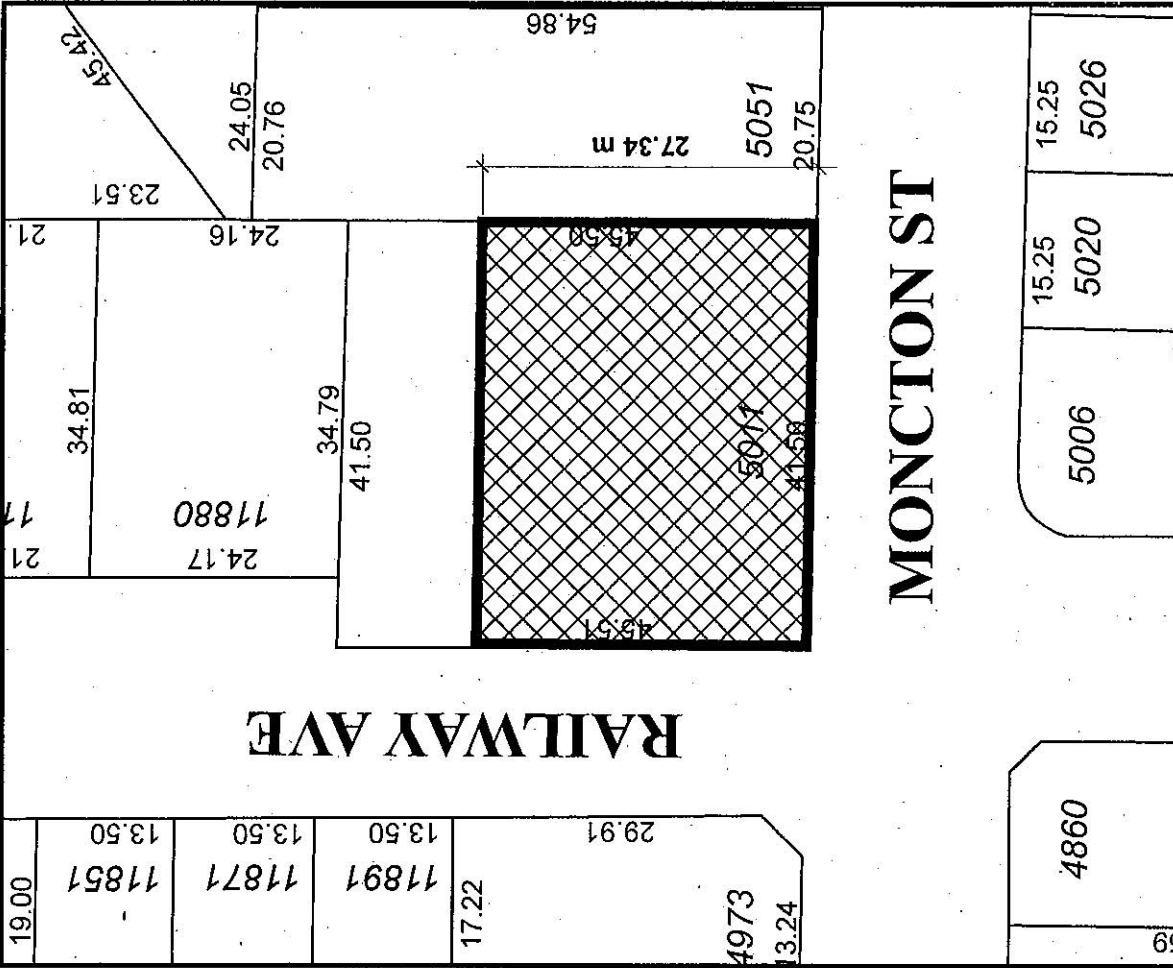
OTHER REQUIREMENTS SATISFIED

ADOPTED

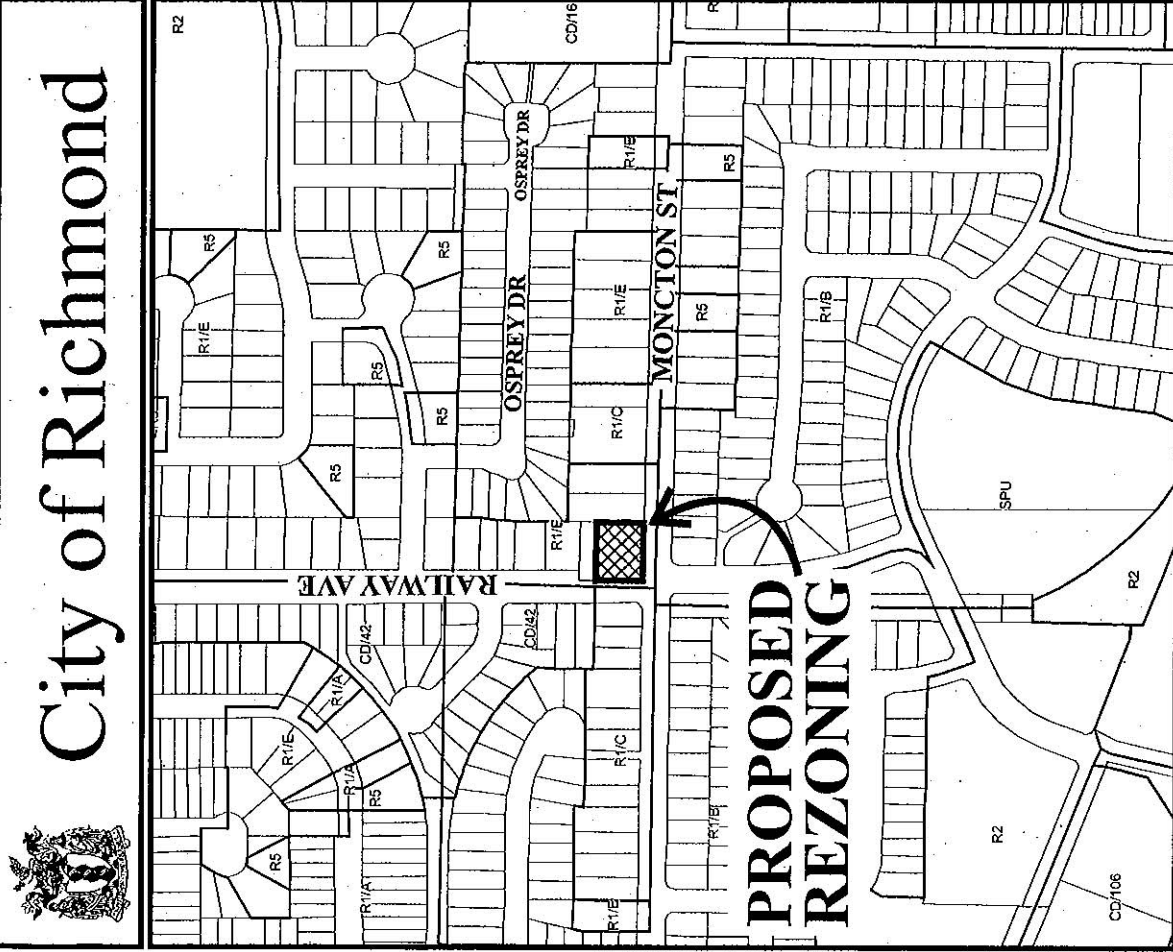
CITY OF RICHMOND
APPROVED by
<i>[Signature]</i>
APPROVED by Director or Solicitor
<i>[Signature]</i>

MAYOR

CORPORATE OFFICER



Original Date: 10/07/08
 Revision Date:
 Note: Dimensions are in METRES



RZ 07-380166

