



City of Richmond
Planning and Development Department

Report to Committee
Fast Track Application

To Council - June 11, 2007
To Planning June 5, 2007
Date: May 15, 2007

To: Planning Committee

From: Jean Lamontagne
Director of Development

RZ 07-366402

File: 12-8060-20-8253

Re: Application by Bhupinder Sembhi for Rezoning at 10180 Railway Avenue from Single-Family Housing District, Subdivision Area C (R1/C) to Single-Family Housing District, Subdivision Area B (R1/B)

Staff Recommendation

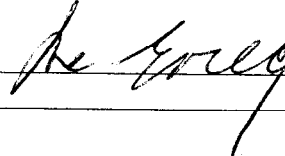
That Bylaw No. 8253, for the rezoning of 10180 Railway Avenue from "Single-Family Housing District, Subdivision Area C (R1/C)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.


Jean Lamontagne
Director of Development

CL:sl
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER



The following items are to be dealt with prior to final adoption:

1. Submission of a landscape plan prepared by a Registered Landscape Architect to the satisfaction of the Director 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 the required ten (10) replacement trees [five (5) per future lot] with the following minimum calliper sizes:
 - two (2) trees of 11 cm;
 - two (2) trees of 8 cm; and,
 - six (6) trees of 6 cm.

If all replacement trees can not be accommodated on-site, a voluntary contribution to the City's Tree Compensation Fund will be provided in-lieu of planting the remaining replacement trees (\$500/tree). The applicant understands that a proposal to plant only the smaller replacement trees and provide contribution in-lieu of planting the larger replacement trees will not be accepted.

2. Registration of a flood indemnity covenant on title.

[Signed original on file]

Agreement by Applicant
Bhupinder Sembhi

Item	Details
Application	RZ 07-366402
Location	10180 Railway Avenue (Attachment 1)
Owner	Bhupinder Sembhi Kulwant Sembhi
Applicant	Bhupinder Sembhi

Date Received	March 26, 2007
Acknowledgement Letter	April 4, 2007
Fast Track Compliance	April 23, 2007
Staff Report	May 15, 2007
Planning Committee	June 5, 2007


Site Size	869 m ² (9,354 ft ²)
Land Uses	Existing – One (1) single-family residential dwelling
	Proposed – Two (2) single-family residential lots, each approximately 434.5 m ² (4,677 ft ²).
Zoning	Existing – Single-Family Housing District, Subdivision Area C (R1/C)
	Proposed – Single-Family Housing District, Subdivision Area B (R1/B)
Planning Designations	<ul style="list-style-type: none"> • Official Community Plan (OCP) General Land Use Map – Neighbourhood Residential. • Steveston Area Plan Land Use Map – Single-Family. • Lot Size Policy 5420 – Permits subdivision to Single-Family Housing District, Subdivision Area B (R1/B) along Railway Avenue where there is an existing rear lane or internal access (Attachment 2). • Lane Establishment and Arterial Road Redevelopment Policies – Permit rezoning and subdivision along this arterial road. <p><i>This application conforms with applicable designations and policies.</i></p>

Surrounding Development	<ul style="list-style-type: none"> • The subject property is located in an established residential neighbourhood on the east side of Railway Avenue, between Steveston Highway and Williams Road. • To the immediate north and east are older dwellings on lots that are part of Land Use Contract (LUC) 057, which specifies a lot size that is generally consistent with Single-Family Housing District, Subdivision Area B (R1/B), i.e. approx 12 m wide with an area of approximately 360 m². To the south is an older duplex on a lot zoned Two-Family Housing District (R5). To the west, across Railway Avenue, is the Canadian Pacific Railway right-of-way (ROW). • The subject property is one of the few larger lots remaining on the block that have redevelopment potential in accordance with the Lot Size Policy for the area.
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Staff Comments	<p><u>Background</u></p> <ul style="list-style-type: none"> • This application is to rezone 10180 Railway Avenue from Single-Family Housing District, Subdivision Area C (R1/C) to Single-Family Housing District, Subdivision Area B (R1/B) in order to permit the property to be subdivided into two (2) new single-family residential lots with vehicle access from the existing rear lane. • A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3). <p><u>Trees & Landscaping</u></p> <ul style="list-style-type: none"> • A Tree Survey submitted by the applicant indicates the location of five (5) bylaw-sized trees on the subject property (Attachment 4). Not shown on the Survey is an undersized coniferous hedge that straddles the north property line. • The applicant proposes to remove all five (5) bylaw-sized trees and the undersized coniferous hedge from the site. • A Certified Arborist's Report has been submitted by the applicant in support of tree removal (Attachment 5). The Report identifies tree species, assesses the condition of trees, and provides recommendations on tree retention and removal. • The City's Tree Preservation Coordinator has reviewed and concurred with the Arborist's recommendations based on tree condition.
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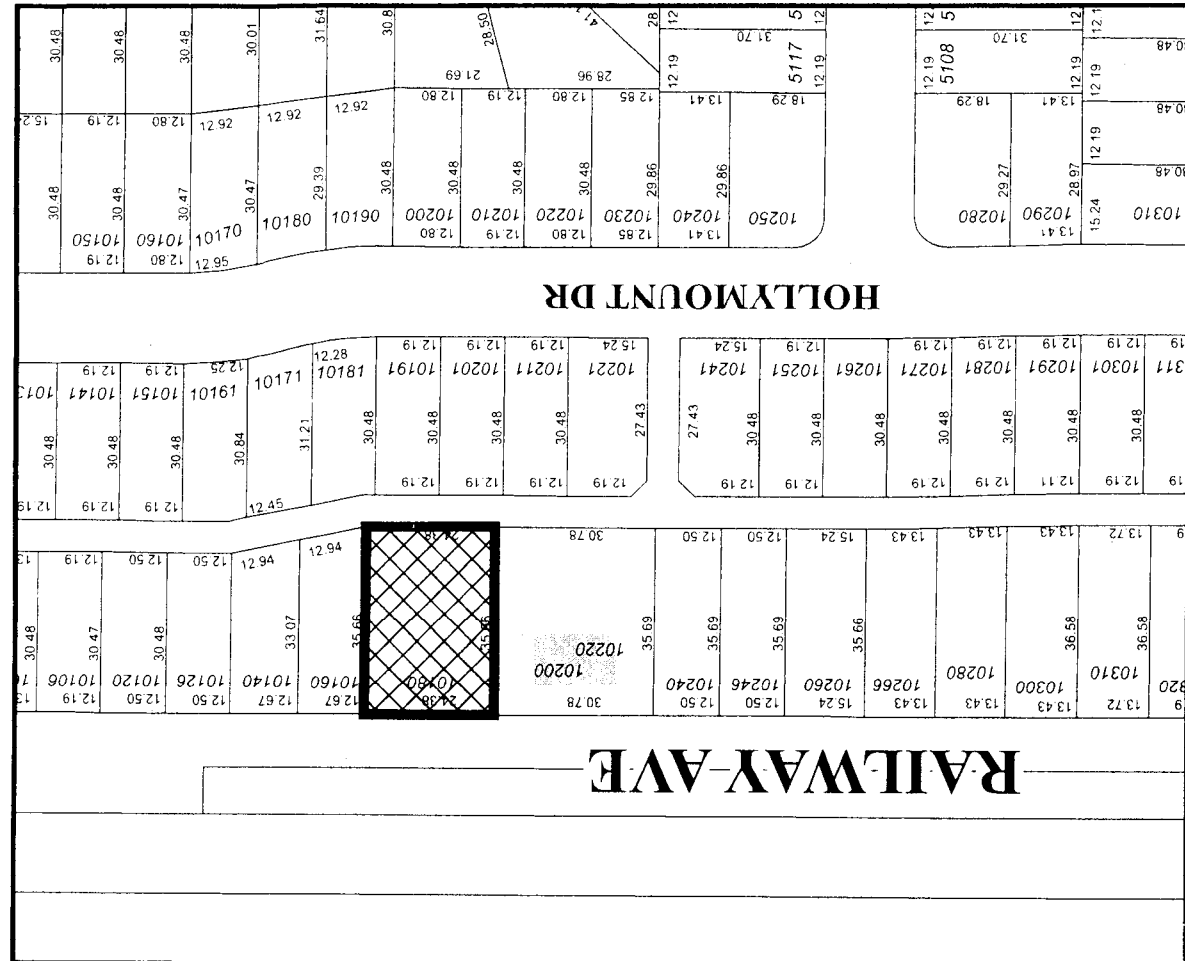
Staff Comments (cont'd)	<ul style="list-style-type: none"> Based on the Official Community Plan's (OCP's) tree replacement ratio goal of 2:1, and the size requirements for replacement trees in the City's Tree Protection Bylaw, the applicant proposes to plant ten (10) replacement trees, with the following minimum calliper sizes: <ul style="list-style-type: none"> two (2) trees of 11 cm; two (2) trees of 8 cm; and, six (6) trees of 6 cm. If all replacement trees can not be accommodated on-site, a voluntary contribution to the City's Tree Compensation Fund will be provided in-lieu of planting the remaining replacement trees (\$500/tree). The applicant understands that a proposal to plant only the smaller replacement trees and provide contribution in-lieu of planting the larger replacement trees will not be accepted. As a condition of rezoning, the applicant must submit a Landscape Plan, prepared by a Registered Landscape Architect, along with a Landscaping Security (100% of the cost estimate provided by the landscape architect) to ensure that the replacement trees will be planted and the front yards of the future lots enhanced. <p><u>Vehicle Access & Site Servicing</u></p> <ul style="list-style-type: none"> Vehicular access to the site at future development stage will not be permitted to/from Railway Avenue as per Bylaw No. 7222. Access is to be from the existing rear lane only. There are no servicing concerns or requirements with rezoning. At future subdivision stage, the developer will be required to pay Development Cost Charges (City and GVS&DD), Neighbourhood Improvement Charges (for future lane improvements), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs. <p><u>Flood Protection</u></p> <ul style="list-style-type: none"> In accordance with the Interim Flood Protection Management Strategy, the applicant is required to register a flood indemnity covenant on title prior to final adoption of the rezoning bylaw.
Analysis	<ul style="list-style-type: none"> This rezoning application complies with the City's Lane Establishment and Arterial Road Redevelopment Policies since it is a single-family residential redevelopment proposal with access to an existing operational rear lane. The future lots will have vehicle access to the lane, with no access being permitted to or from Railway Avenue.

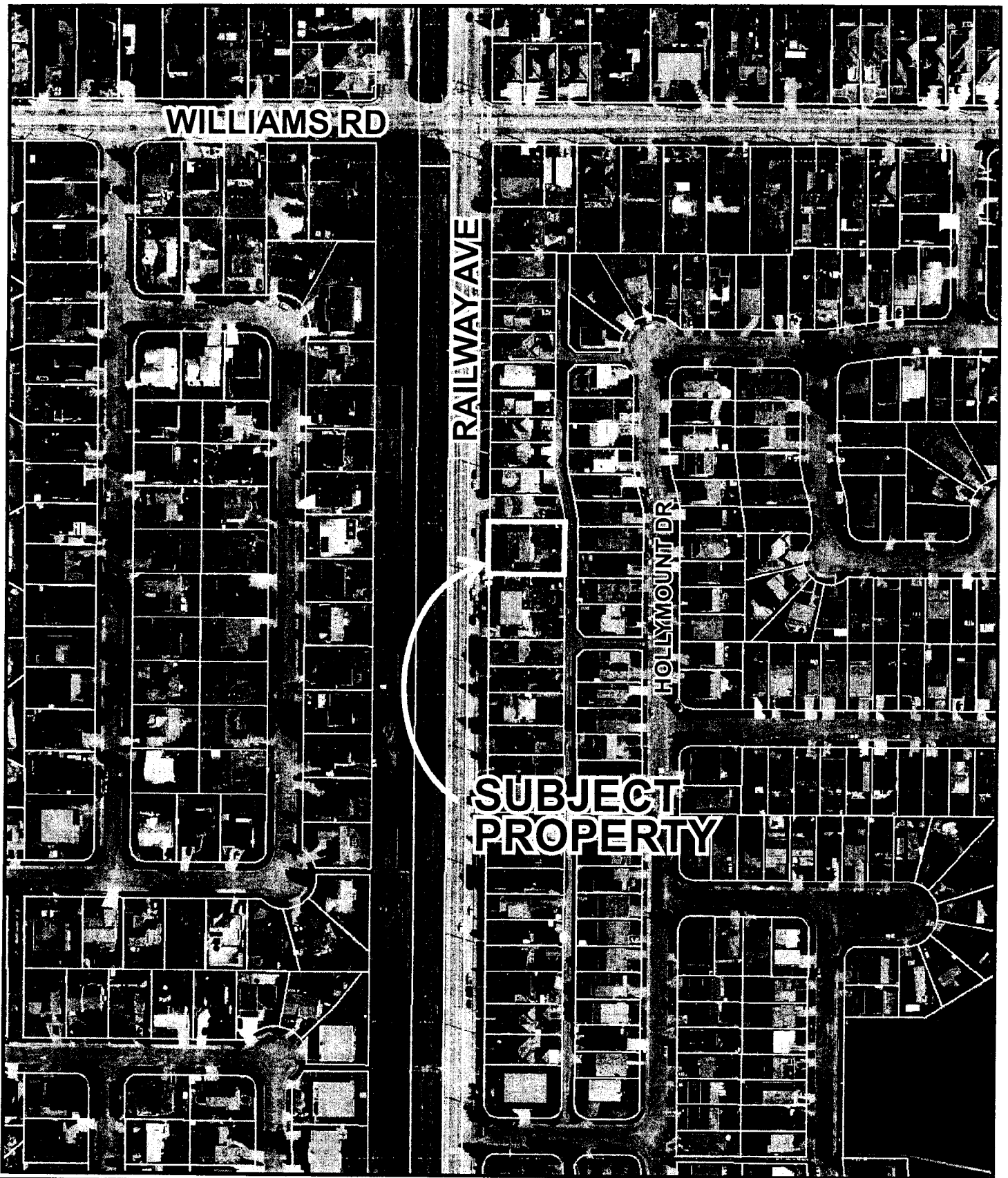
Attachments	Attachment 1 – Location Map/Aerial Photo Attachment 2 – Lot Size Policy 5420 Attachment 3 – Development Application Data Sheet Attachment 4 – Tree Survey Attachment 5 – Certified Arborist's Report
Recommendation	This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with all applicable land use designations and policies. On this basis, staff support the application.



Cynthia Lussier
Planning Assistant
(Local 4108)

CL:sl





RZ 07-366402

Original Date: 04/26/07

Amended Date:

Note: Dimensions are in METRES



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: October 16, 1989
 Amended by Council: August 17, 1992
 Lassam Rd. Adopted by Council: August 21, 1995

POLICY 5420

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-7

POLICY 5420:

The following policy establishes lot sizes for the area, bounded by **Steveston Highway, Railway Avenue, Williams Road and the rear of the properties located along No. 2 Rd.** in Section 36-4-7:

That properties within the area bounded by Steveston Highway, Railway Avenue, Williams Road and the rear property lines of the properties located along No. 2 Rd. (Section 36-4-7), 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:

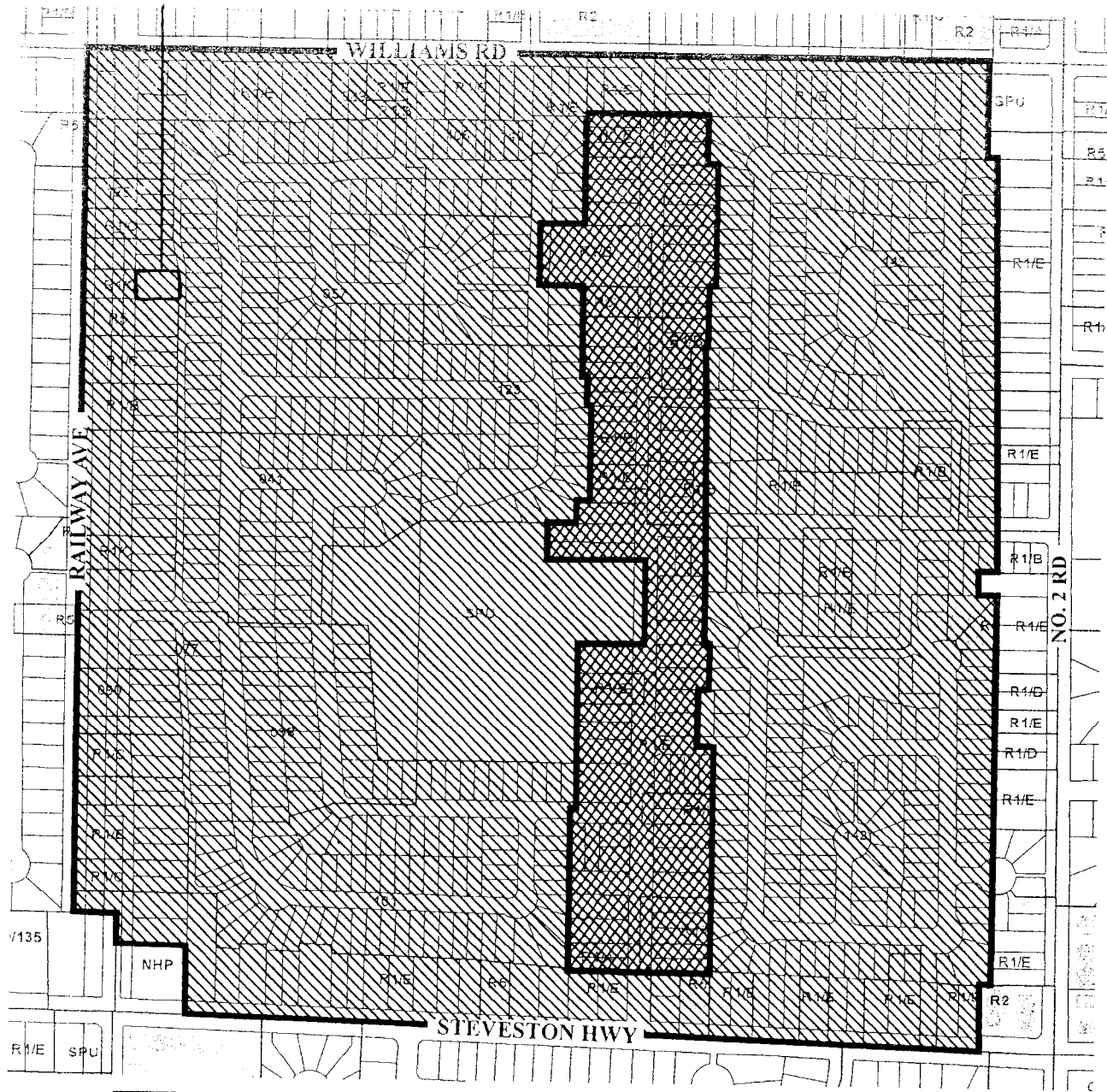
- (a) If there is no lane or internal road access, then properties along Railway Avenue and Steveston Highway will be restricted to Single-Family Housing District (R1/E);
- (b) Properties along Williams Road will be permitted Single-Family Housing District (R1/C) unless there is lane or internal road access in which case Single-Family Housing District (R1/B) will be allowed;
- (c) The Policy for the properties along Lassam Rd. (as cross-hatched on the attached map) was adopted on August 21, 1995;

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

Note: Council adopted the above noted Single-Family Lot Size Policy, with an amendment clarifying that the western boundary of the policy area is the middle of Railway Avenue.

Note: There are two adoption dates for two separate portions of Policy 5420.

SUBJECT PROPERTY



Subdivision permitted as per **R1/B** (date of adoption 08/21/95).



Subdivision permitted as per **R1/B** (date of adoption 10/16/89).

1. Williams Road - R1/C unless there is a lane or internal access then R1/B
2. Railway Avenue & Steveston Highway - R1/E unless there is lane or internal access then R1/B.



Policy 5420 Section 36-4-7

Adopted Date: 10/16/89
Amended Date: 08/17/92
Lassam Rd.
Adopted Date: 08/21/95
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 07-366402

Attachment 3

Address: 10180 Railway Avenue

Applicant: Bhupinder Sembhi

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Bhupinder Sembhi Kulwant Sembhi	To be determined
Site Size (m²):	869 m ² (9,354 ft ²)	Two (2) lots – approx. 434.5 m ² (4,677 ft ²) each.
Land Uses:	One (1) single-family residential dwelling	Two (2) single-family residential dwellings
OCP Designation:	General Land Use Map – Neighbourhood Residential	No change
Steveston Area Plan Designation:	Single-Family	No change
702 Policy Designation:	Lot Size Policy 5420 – Permits subdivision to Single-Family Housing District, Subdivision Area B (R1/B) along Railway Avenue where there is an existing rear lane or internal access	No change
Zoning:	Single-Family Housing District, Subdivision Area C (R1/C)	Single-Family Housing District, Subdivision Area B (R1/B)
Number of Units:	1	2
Other Designations:	The Official Community Plan (OCP) Lane Establishment and Arterial Road Redevelopment Policies permit residential redevelopment where there is access to an existing operational rear lane.	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%	Max. 45%	none
Lot Size (min. dimensions):	360 m ²	Approx. 434.5 m ² each	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.

**PLAN OF TREE SURVEY AND PROPOSED SUBDIVISION OF LOT 115 SECTION 36
BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 36525**

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

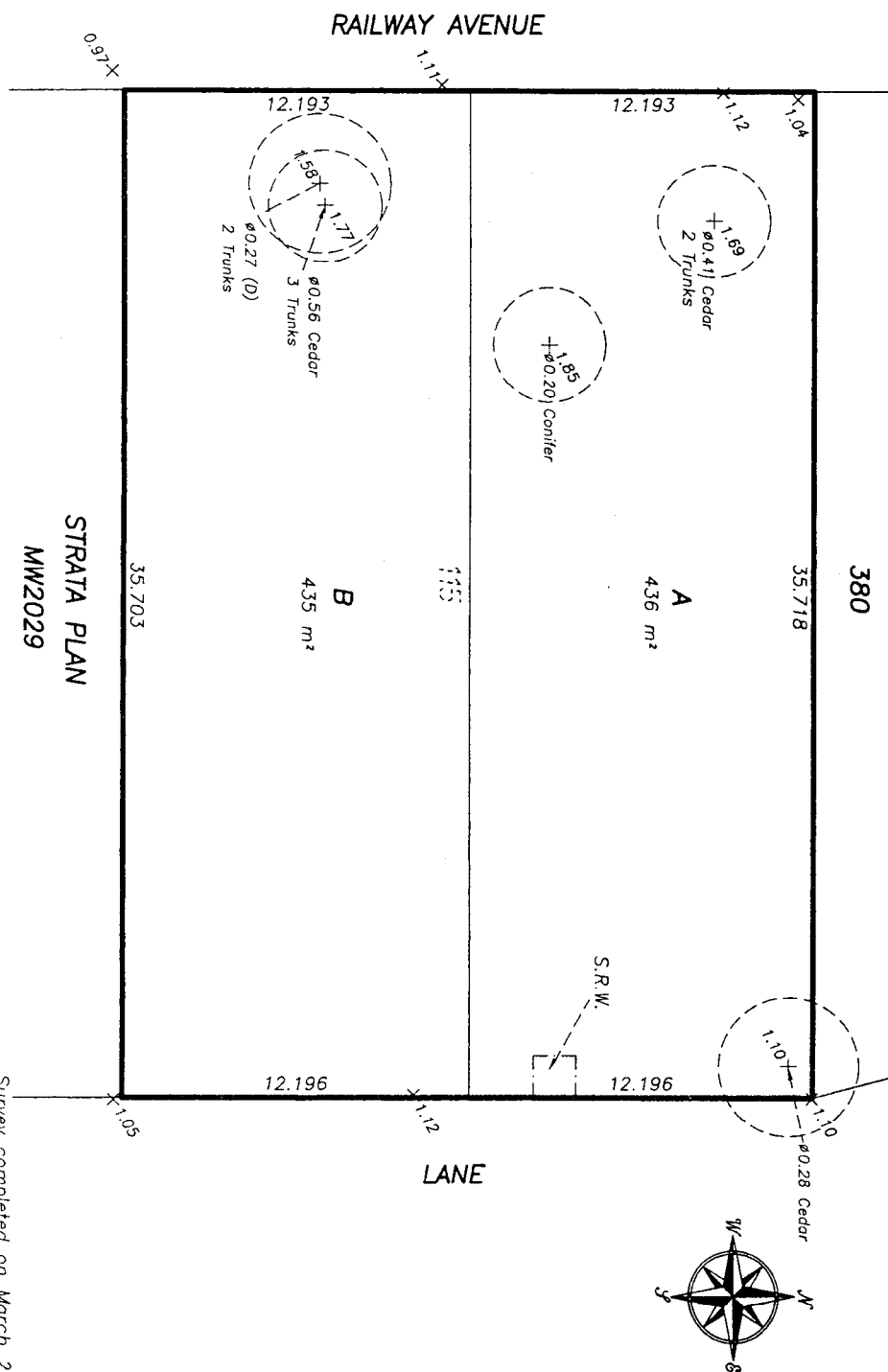
#10180 RAILWAY AVENUE
RICHMOND, B.C.
P.I.D. 003-903-338

NOTE:

Elevations shown are based on
Richmond City Datum.
Bench Mark: Arrowhead on hydrant
located on East side of
Railways Avenue at house #10126.
B.M. Elevation = 2.150 metres.

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J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: jctam@telus.net
Job No. 3204
FB-95 P80-81
Drawn By: GB

DWG No. 3204-TREE



**STRAITA PLAN
MW2029**

Survey completed on March 20th, 2007.



**ARBORTECH
CONSULTING
LTD**

Suite 200 - 3740 Chatham Street
Richmond, BC Canada V7E 2Z3

MEMORANDUM:

May 7, 2007

File:07162

Attn.: **Par Dhinjal**
Dhinjal Construction
11212 Bird Road
Richmond BC V6Y 2E4

Project: **Two Lot Subdivision
10180 Railway Avenue**
Re: **Tree Retention Assessment**

Dear Mr. Dhinjal,

As requested, I made a site visit on April 25 2007 to tag and assess the current condition of the existing trees. The site is occupied by the existing home. A copy of the site plan and tree survey was supplied for my use in undertaking this study. Following are my recommendations for your consideration.

Tree Assessment

Recommended Treatment	Tree #	Dbh ¹	Species	Condition	Comments
Remove	424	15+10	Japanese Maple	Very Poor	This tree is twin stemmed and the main stems have been headed to 0.5m above grade. The crown is made up of small diameter branches and is asymmetrical to the west due to encroachment from tree# 425. This tree is in very poor condition from years of improper maintenance and due to its poor condition and growing location is not suitable for retention or transplantation.
Remove	425	30+36+14	Arborvitae Cedar	Very Poor	This is a multi stemmed tree with a basal stem union and included bark is visible at the union. The bark inclusion is splitting this union apart and the split extends downward into the root crown. Each stem has several tops staring at 2m as a result of historical topping. This tree is in very poor structural condition and is considered nonviable and should be removed on that basis.
Remove	426	22	Norway Spruce	Very Poor	This tree has been topped several times and sheared into a tear drop form. All of the branches on the house side have been removed leaving the tree bare of any crown on this side. The tree is growing less than 0.5m from the house foundation. Due to the uncorrectable form of the tree I recommend removal.

¹ Dbh denotes the diameter of the trunk measured in cm at a height of 1.4m above grade.

Remove	427	22+20	Arborvitae Cedar	Very Poor	This is a multi stemmed tree with a basal stem union and included bark is visible at the union. The bark inclusion is splitting this union apart and the split extends downward into the root crown. Each stem has several tops starting at 2m as a result of historical topping. This tree is in very poor structural condition and is considered nonviable and should be removed on that basis.
Remove	428	28	Himalayan Juniper	Very Poor	This tree has been previously topped and pruned to have a round bushy form. Approximately 2m of the east lower crown is growing through the chain-link fence and sticking out into the lane. The interior of the crown is dead because of shading. While this tree is not a hazard to the site, its structure cannot be restored, and therefore it is not suitable for retention.

Tree Replacement

The removal of the subject trees will require that replacement trees are planted. The city will direct as to the quantity and size and the specifications can be detailed on our plan after the information is received.

A copy of this report and accompanying plan should be submitted to the City of Richmond with the subdivision application to obtain a tree cutting permit before any trees are removed.

Thank you for choosing Arbortech for your tree assessment needs. If you require any further information, please call me directly at 604 275 3484 to discuss.

Regards,

Max Rathburn,
Consulting Arborist
ISA Certified Arborist, Certified Tree Risk Assessor

Enclosures; Photos, Tree Retention Plan

Photographs:

Photo showing branches on the Juniper growing through the chain-link fence.



Photo showing tree #426 and tree#427 in the back ground.



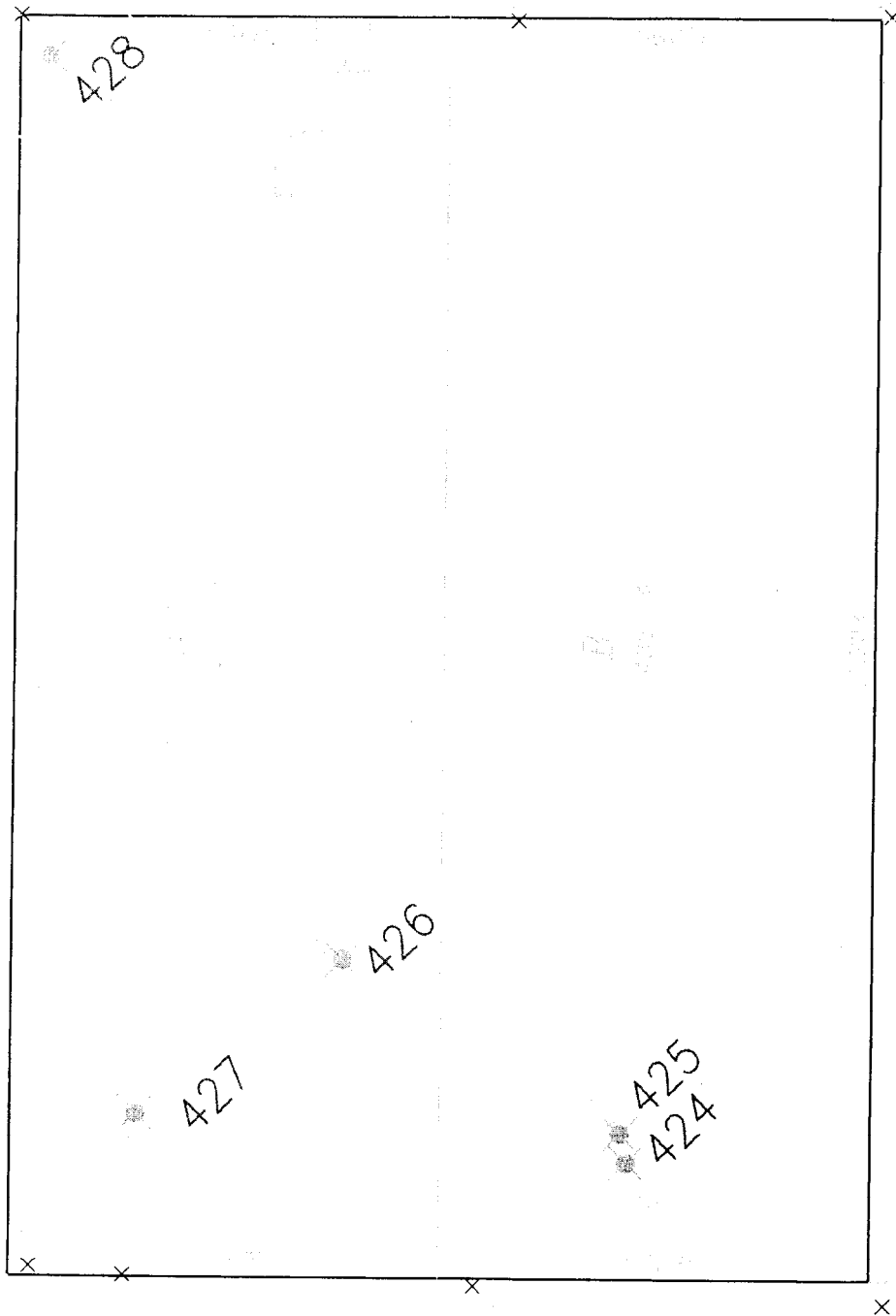


Photo showing the encroachment of the Cedar, forcing the Japanese Maple to have an asymmetrical crown.



Photo showing the close proximity to the retaining walls and the Cedar's root crown, making the Japanese Maple nonviable for transplanting.

LANE



RAILWAY AVENUE

TREE ASSESSMENT PLAN

LEGEND

- denotes TREE NUMBER. Refer to tree inventory for type, size and condition data.
- denotes tree to be RETAINED
- denotes tree to be REMOVED
- denotes TREE PROTECTION FENCE to be installed to Tree Retention Area (TRA) limits.



Scale 1:250

Client:
DHINJAL CONSTRUCTION LTD
Project:
TWO LOT SUBDIVISION
Site:
10180 RAILWAY AVENUE RICHMOND



ARBORTECH
CONSULTING
LTD

Suite 200 - 3740 Chatham Street
Richmond BC Canada V7E 2Z3
P 604 275 3484 F 604 275 9554
office e-mail trees@arbortech.bc.ca

file 07162

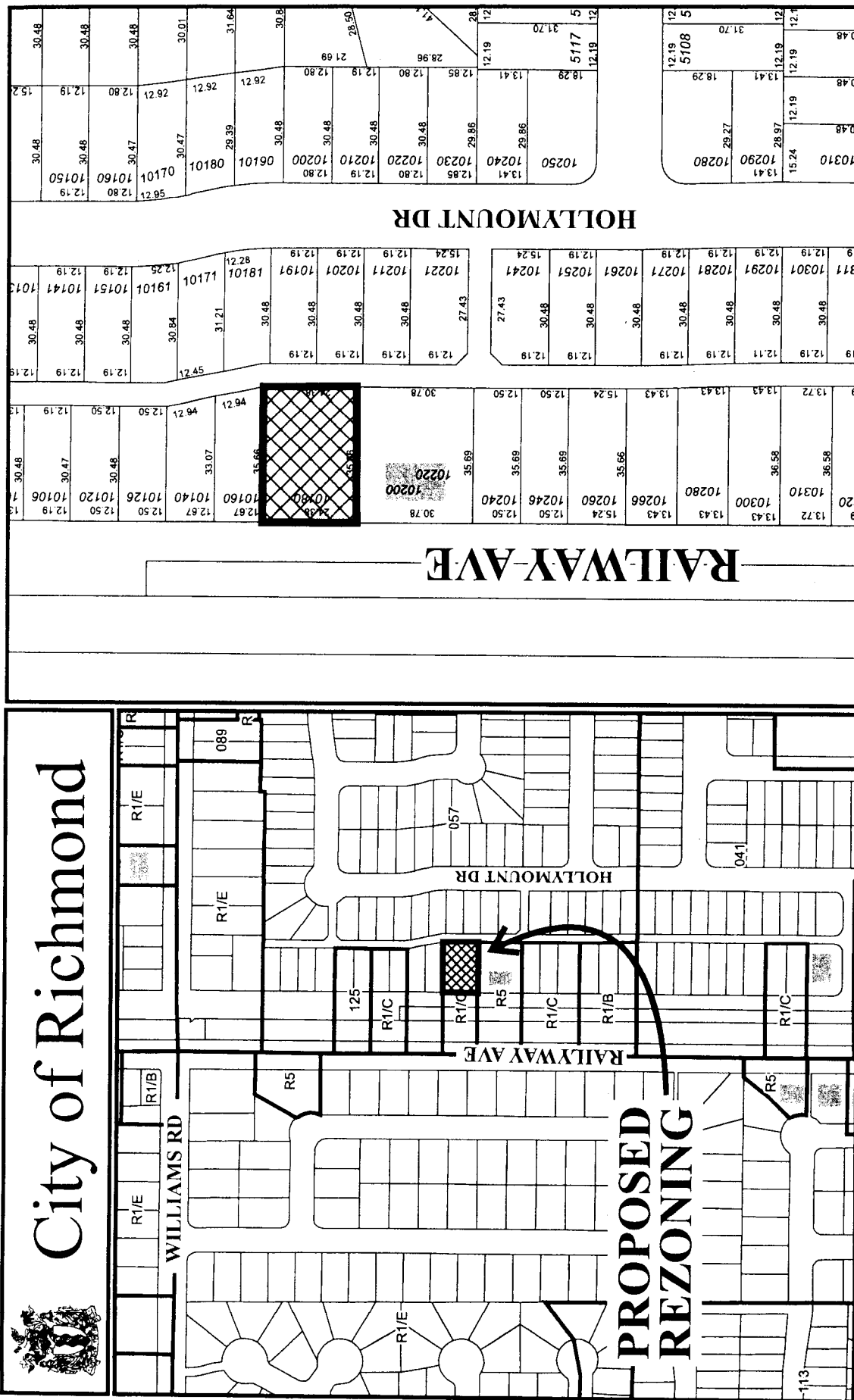
MAY 8 2007



Original Date: 04/26/07

Revision Date:

Note: Dimensions are in METRES





City of Richmond

Bylaw 8253

**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8253 (RZ 07-366402)
10180 RAILWAY 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 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 B (R1/B)**.

P.I.D. 003-903-338

Lot 115 Section 36 Block 4 North Range 7 West New Westminster District Plan 36525

2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8253**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JUN 11 2007

CITY OF RICHMOND
APPROVED by <i>al</i>
APPROVED by Director or Solicitor <i>S.V.</i>

MAYOR

CORPORATE OFFICER