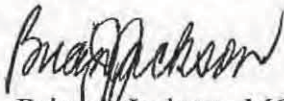




To: Planning Committee **Date:** June 21, 2011
From: Brian J. Jackson, MCIP **File:** RZ 11-576126
 Director of Development
Re: **Application by Tien Sher Ari Investment Group Ltd. for Rezoning at 11180/11200 Kingsgrove Avenue from Single Detached (RS1/E) to Single Detached (RS2/B)**

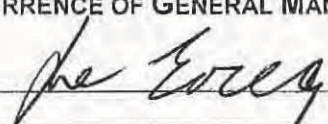
Staff Recommendation

That Bylaw No. 8786, for the rezoning of 11180/11200 Kingsgrove Avenue from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, be introduced and given first reading.



Brian J. Jackson, MCIP
 Director of Development

BJJ:el
 Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	 <hr style="width: 100%;"/>

There are requirements to be dealt with prior to final adoption:

- Registration of a flood indemnity covenant on title.
- 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) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City’s Zoning Bylaw.
- Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zones on site for all trees to be retained on site and on adjacent properties. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
- Submission of a Tree Survival Security to the City in the amount of \$14,000 for seven (7) protected trees onsite. 50% of the security will be released at Final Inspection of the Building Permits of the affected future lots and 50% of the security will be release two (2) years after final inspection of the Building Permits in order to ensure that the trees have survived.
- Submission of a Landscaping Letter of Credit in the amount of \$2,000.00 for the planting of four (4) replacement trees on-site.

[Signed Original on File]

Agreement by Applicant Tien Sher Ari Investment Group Ltd.

Item	Details
Application	RZ 11-576126
Location	11180/11200 Kingsgrove Avenue (Attachment 1)
Owner	Tien Sher Alberta Road Properties Inc.
Applicant	Tien Sher Ari Investment Group Ltd.

Date Received	April 26, 2011
Acknowledgement Letter	May 20, 2011
Fast Track Compliance	June 9, 2011
Staff Report	June 21, 2011
Planning Committee	July 19, 2011

926	926 m ² (9,968 ft ²)
Land Uses	Existing – non-conforming two-family residential dwelling
	Proposed - two (2) single-family residential lots (approximately 463 m ² or 4,984 ft ² each)
Zoning	Existing – Single Detached (RS1/E)
	Proposed - Single Detached (RS2/B)
Planning Designations	OCP General Land Use Map – Neighbourhood Residential OCP Specific Land Use Map – Low Density Residential Lot Size Policy 5409 – Permits duplexes to split into two (2) lots (Attachment 2) <i>Proposal complies with designations and policy.</i>
Surrounding Development	Predominately older single-family dwellings and some duplexes on large single-family lots zoned RS1/E. An older townhouse complex on Land Use Contact (LUC016) is situated to the west.
Staff Comments	<u>Background</u> <ul style="list-style-type: none"> A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3). <u>Related Policies</u> <ul style="list-style-type: none"> 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.

<p>Staff Comments (Cont.)</p>	<p><u>Related Policies (cont.)</u></p> <ul style="list-style-type: none"> • In accordance with the Richmond Affordable Housing Strategy, the applicant has agreed to provide a legal secondary suite on at least one (1) of the two (2) 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 lot without the secondary suites at the initiation of the applicant, after the requirements are satisfied. • Should the applicant 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. \$5,482). <p><u>Trees & Landscaping</u></p> <ul style="list-style-type: none"> • A Tree Survey submitted by the applicant indicates the location of eleven (11) trees: <ul style="list-style-type: none"> ○ nine (9) bylaw-sized trees are located on the subject site; ○ two (2) trees are located on the adjacent properties to the east and west. • Based on the comments of the Arborist Report, staff support the removal of two (2) bylaw-sized trees on site due to poor health condition. • The applicant has agreed to retain seven (7) bylaw-sized trees on site. A Tree Protection Plan is attached (Attachment 4). • Two (2) Cypress trees located within the permitted building envelopes of the future lots are in good condition with no apparent defects. The future house designs must accommodate the retention of these trees; protection should be specified at 4 m from the base of the tree. • As a condition of rezoning, the applicant is required to submit a proof of contract with a Certified Arborist to supervise on-site works conducted adjacent to all protected trees on site and on adjacent properties.
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<p>Staff Comments (Cont.)</p>	<p><u>Trees & Landscaping (cont.)</u></p> <ul style="list-style-type: none"> • In order to ensure that the seven (7) protected trees onsite will not be damaged during construction, as a condition of rezoning, the applicant is required to submit a \$14,000 tree survival security. 50% of the security will be released at Final Inspection of the Building Permits and 50% of the security will be release two (2) years after final inspection of the Building Permits in order to ensure that the trees have survived. • Based on the 2:1 tree replacement ratio goal stated in the OCP and the size requirements for replacement trees in the Tree Protection Bylaw No. 8057, four (4) replacement trees at a minimum calliper size of 6 cm or height of 3.5 m, in a mix of coniferous and deciduous, are required. • In order to ensure that the required replacement trees will be planted on site, a Landscaping Security in the amount of \$2,000 is required prior to final adoption of the rezoning bylaw. <p><u>Site Servicing</u></p> <ul style="list-style-type: none"> • No Servicing concerns or charges with Rezoning. • Prior to approval of the Subdivision the developer will be required to pay DCC's (City & GVS\$DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.
<p>Analysis</p>	<ul style="list-style-type: none"> • The applicant is proposing to rezone 11180/11200 Kingsgrove Avenue to facilitate a two-lot subdivision under Single Detached (RS2/B). • The proposal is consistent with all applicable land use designation and policies guiding development in this block.
<p>Attachments</p>	<p>Attachment 1 – Location Map; Attachment 2 – Lot Size Policy 5409; Attachment 3 – Development Application Data Sheet; and Attachment 4 – Tree Protection Plan.</p>
<p>Recommendation</p>	<p>The rezoning application complies with Lot Size Policy 5409 and the applicable OCP Land Use designations. On this basis, staff support the application.</p>



Edwin Lee
 Planning Technician - Design
 (Local 4121)

EL:rg



City of Richmond

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

**Development Application
 Data Sheet**

RZ 11-576126

Attachment 3

Address: 11180/11200 Kingsgrove Avenue

Applicant: Tien Sher Ari Investment Group Ltd.

Planning Area(s): Shellmount

	Existing	Proposed
Owner:	Tien Sher Alberta Road Properties Inc.	No Change
Site Size (m²):	926 m ² (9,968 ft ²)	(approximately 463 m ² or 4,984 ft ² each)
Land Uses:	One (1) non-conforming two-family residential dwelling	Two (2) single-family residential lots
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	Low Density Residential	No Change
702 Policy Designation:	Lot Size Policy 5409 – Permits duplexes to split into two (2) lots	No Change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)
Number of Units:	Two (2)	Two (2)
Other Designations:	N/A	N/A

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 Coverage – Buildings, structures, and non-porous	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping	Min. 25%	Min. 25%	none
Setback – Front & Rear Yards (m):	6 m Min.	6 m Min.	none
Setback – Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none
Lot Size (min. dimensions):	360 m ²	463 m ²	none

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



RZ 11-576126

Original Date: 05/05/11

Revision Date:

Note: Dimensions are in METRES

PH - 81



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: April 10, 1989
Amended by Council: October 16, 1995
Amended by Council: July 16, 2001*

POLICY 5409

File Ref: 4045-00

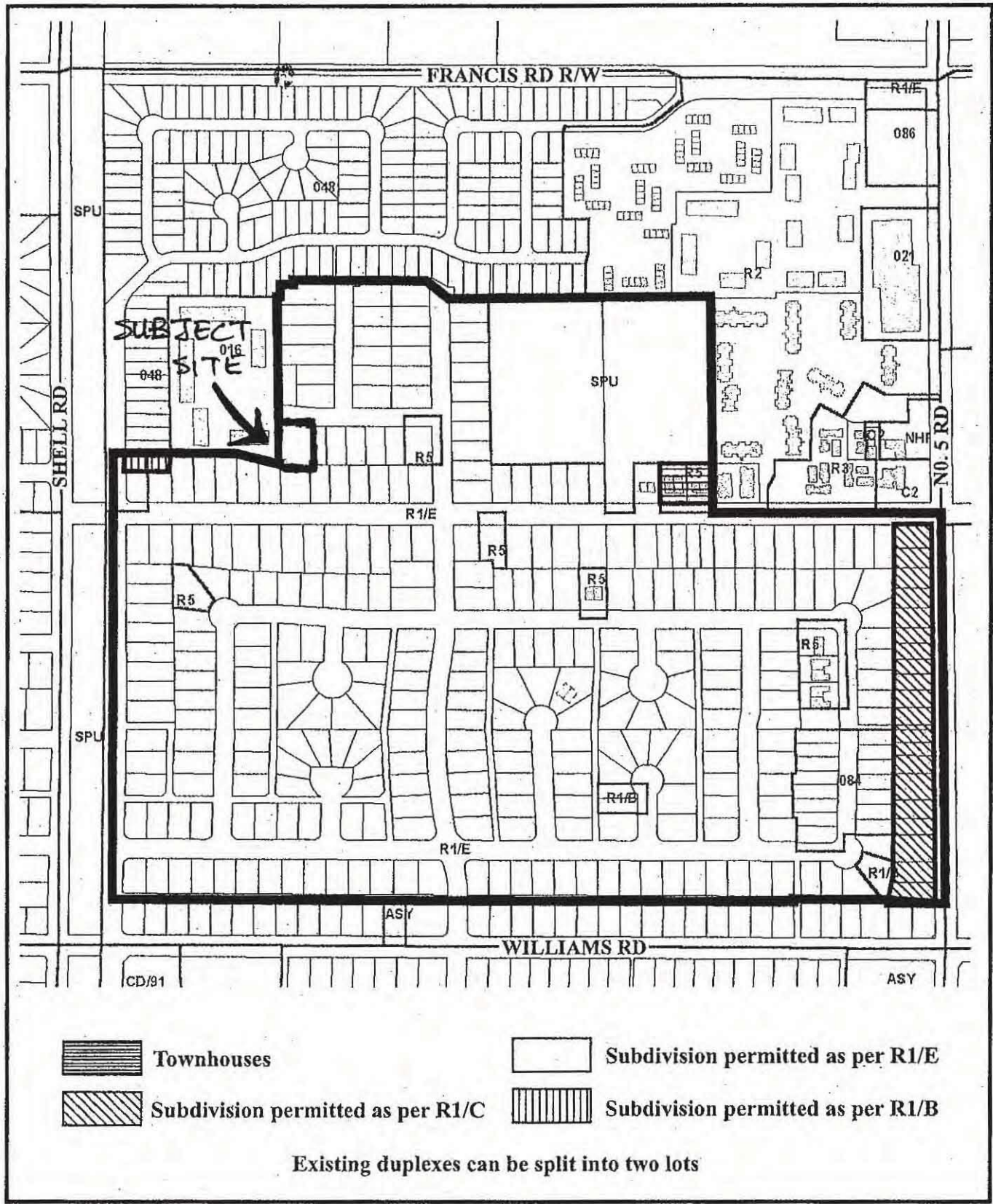
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER SECTION 25-4-6

POLICY 5409:

The following policy establishes lot sizes for the area generally bounded by **Shell Road, King Road, No. 5 Road and properties fronting onto Seaton Road**, in a portion of Section 25-4-6:

- 1: Properties within the area be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw 5300, with the following exceptions:
 - (a) properties with duplexes may be subdivided into two lots, provided those that have access to No. 5 Road meet the requirements of Single-Family Housing District, Subdivision Area C (R1/C) and all others meet the requirements of Single-Family Housing District, Subdivision Area B (R1/B);
 - (b) properties with frontage on No. 5 Road may be subdivided as per Single-Family Housing District, Subdivision Area C (R1/C);
 - (c) the rear portions of 11031 and 11051 King Road may be subdivided to create a lot meeting the requirements of Single-Family Housing District, Subdivision Area B (R1/B); and
 - (d) two lots on the north side of King Road (11691 and 11711 King Road) may be developed with townhouses; and
2. This policy, as shown on the accompanying plan, be used to determine the disposition of future single-family and townhouse 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 5300.

* Original Adoption Date in Effect



Policy 5409
Section 25,4-6

Adopted Date: 04/10/89
 Amended Date: 07/16/01



City of Richmond

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

**Development Application
 Data Sheet**

RZ 11-576126

Attachment 3

Address: 11180/11200 Kingsgrove Avenue

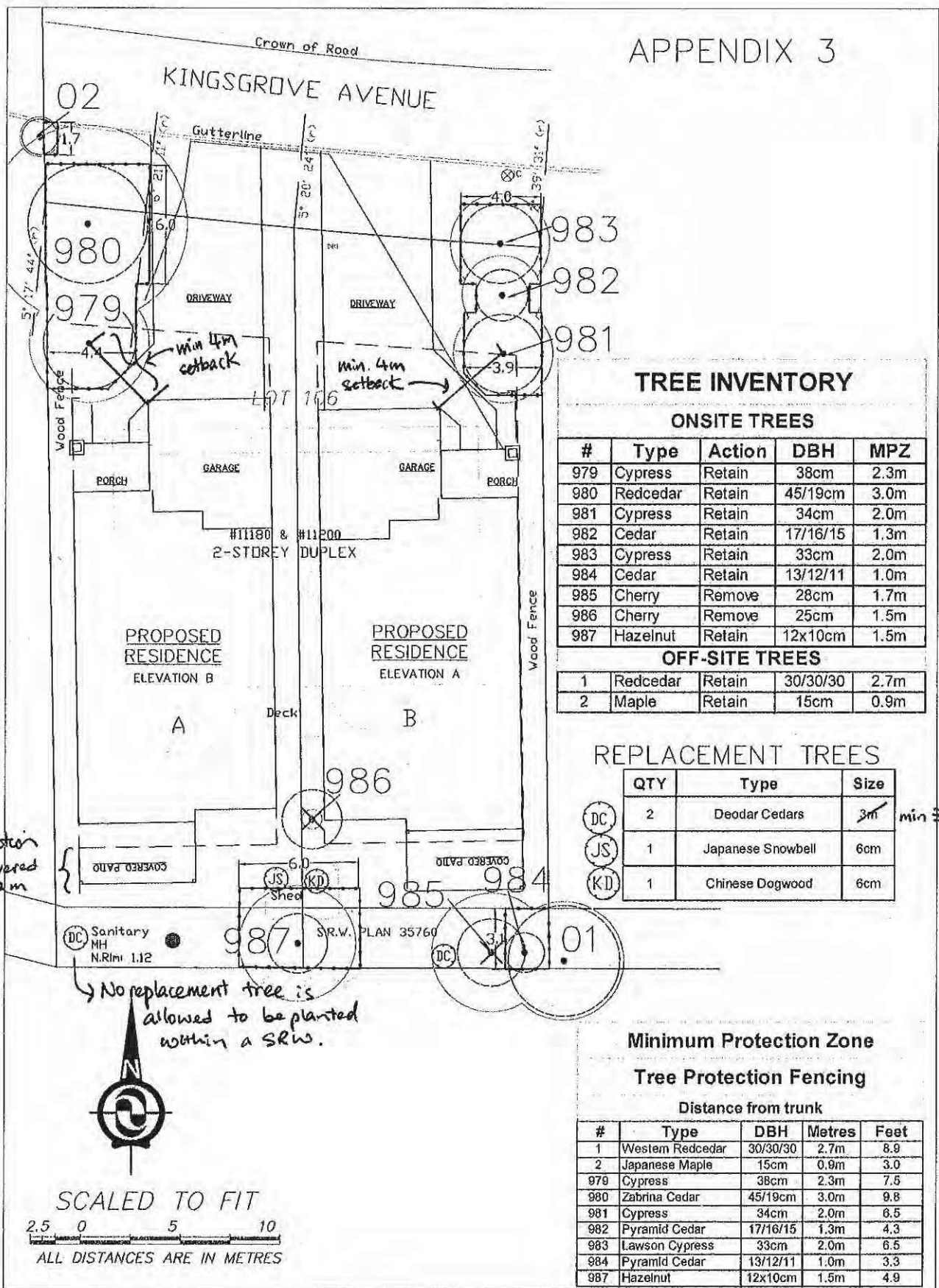
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Owner:	Tien Sher Alberta Road Properties Inc.	No Change
Site Size (m²):	926 m ² (9,968 ft ²)	(approximately 463 m ² or 4,984 ft ² each)
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Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)
Number of Units:	Two (2)	Two (2)
Other Designations:	N/A	N/A

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 Coverage – Buildings, structures, and non-porous	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping	Min. 25%	Min. 25%	none
Setback – Front & Rear Yards (m):	6 m Min.	6 m Min.	none
Setback – Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none
Lot Size (min. dimensions):	360 m ²	463 m ²	none

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



TREE INVENTORY

ONSITE TREES

#	Type	Action	DBH	MPZ
979	Cypress	Retain	38cm	2.3m
980	Redcedar	Retain	45/19cm	3.0m
981	Cypress	Retain	34cm	2.0m
982	Cedar	Retain	17/16/15	1.3m
983	Cypress	Retain	33cm	2.0m
984	Cedar	Retain	13/12/11	1.0m
985	Cherry	Remove	28cm	1.7m
986	Cherry	Remove	25cm	1.5m
987	Hazelnut	Retain	12x10cm	1.5m

OFF-SITE TREES

1	Redcedar	Retain	30/30/30	2.7m
2	Maple	Retain	15cm	0.9m

REPLACEMENT TREES

QTY	Type	Size
2	Deodar Cedars	3m <i>min 3.5m in height</i>
1	Japanese Snowbell	6cm
1	Chinese Dogwood	6cm

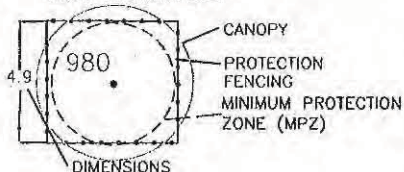
Minimum Protection Zone

Tree Protection Fencing

Distance from trunk

#	Type	DBH	Metres	Feet
1	Western Redcedar	30/30/30	2.7m	8.9
2	Japanese Maple	15cm	0.9m	3.0
979	Cypress	38cm	2.3m	7.5
980	Zabrina Cedar	45/19cm	3.0m	9.8
981	Cypress	34cm	2.0m	6.5
982	Pyramid Cedar	17/16/15	1.3m	4.3
983	Lawson Cypress	33cm	2.0m	6.5
984	Pyramid Cedar	13/12/11	1.0m	3.3
987	Hazelnut	12x10cm	1.5m	4.9

TREE PROPOSED FOR RETENTION



TREE PROPOSED FOR REMOVAL



THIS DRAWING IS THE PROPERTY OF FROGGERS CREEK TREE CONSULTANTS LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. ANY REUSE OR ALTERATION WITHOUT THE WRITTEN PERMISSION OF FROGGERS CREEK TREE CONSULTANTS LTD. IS STRICTLY PROHIBITED. THE DRAWING PLOTS ALL TREES PROPOSED FOR RETENTION, REMOVAL, THEIR PROTECTION ZONES (MPZs), PROTECTION FENCING AND REPLACEMENT TREES IN RELATION TO PROPOSED LAYOUT.

Froglers Creek
Tree Consultants Ltd
7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-6002 Fax: 604-437-0970
1180/200 KINGSGROVE AVE. RICHMOND BC JUNE 24, 2011

TREE PROTECTION DRAWING

THE DRAWING PLOTS ALL TREES PROPOSED FOR RETENTION, REMOVAL, THEIR PROTECTION ZONES (MPZs), PROTECTION FENCING AND REPLACEMENT TREES IN RELATION TO PROPOSED LAYOUT.



Richmond Zoning Bylaw 8500
Amendment Bylaw 8786 (RZ 11-576126)
11180/11200 KINGSGROVE 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/B).

P.I.D. 007-178-956.

Lot 106 Section 25 Block 4 North Range 6 West New Westminster District Plan 35761

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8786".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JUL 25 2011

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER