



To: Planning Committee **Date:** March 2, 2011
From: Brian J. Jackson, MCIP **File:** RZ 10-546023
 Director of Development
Re: **Application by 0780012 BC Ltd. for Rezoning at 7320 and 7340 Lindsay Road from Single Detached (RS1/E) to Single Detached (RS2/B)**

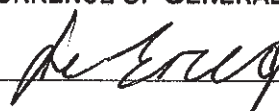
Staff Recommendation

That Bylaw No. 8732, for the rezoning of 7320 and 7340 Lindsay Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", 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

0780012 BC Ltd. has applied to the City of Richmond for permission to rezone 7320 and 7340 Lindsay Road from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, to permit the site to be subdivided to create three (3) new 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 east side of Lindsay Road in the Blundell Planning Area. The area surrounding the site consists primarily of single-detached dwellings on medium to large-sized lots, as well as a low-density low-rise apartment complex and a school/neighbourhood park.

- To the north of the subject site, is an older duplex on a lot zoned “Two-Unit Dwellings (RD1)”;
- To the east, are older dwellings on large lots zoned “Single Detached (RS1/E)”, fronting Lombard Road;
- To the south, are newer dwellings on medium-sized lots zoned “Single Detached (RS1/B)”;
- To the west, immediately across Lindsay Road, is an older duplex on a lot zoned “Two-Unit Dwellings (RD1)” and an older dwelling on a lot zoned “Single Detached (RS1/E)”.

Related Policies & Studies

Official Community Plan (OCP) Designation

The subject property is located in the Blundell Planning Area. The OCP’s Generalized Land Use Map designation for this site is “Neighbourhood Residential”, and the Specific Land Use Map designation is “Low-Density Residential”. This redevelopment proposal is consistent with these designations.

Lot Size Policy

The subject site is located within the area covered by Lot Size Policy 5463, adopted by City Council in 1996 (**Attachment 3**). The Lot Size policy permits properties generally fronting Lindsay Road to rezone and subdivide in accordance with “Single Detached (RS2/B)”. This redevelopment proposal would allow for the creation of three (3) lots, each approximately 13 m wide, which is consistent with the Lot Size Policy.

Affordable Housing Strategy

Richmond's Affordable Housing Strategy requires a suite on 50% of 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 voluntary contribution towards the Affordable Housing Reserve Fund based on \$1.00/ft² of total building area of the single-family developments (i.e. \$8,367) in-lieu of providing a secondary suite on 50% of the new lots.

Should the applicant change their mind prior to rezoning adoption about the affordable housing option selected, the City will accept a proposal to build a secondary suite on two (2) of the three (3) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

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 Lot Size Policy. 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:

- Eight (8) bylaw-sized trees on the subject site;
- Two (2) bylaw-sized trees on the adjacent property to the north at 7300/7302 Lindsay Road; and
- A Cedar hedgerow straddling the north property line of the subject site, adjacent to 7300/7302 Lindsay Road.

The City's Tree Preservation Coordinator reviewed the Arborist's Report and conducted a Visual Tree Assessment. The City's Tree Preservation Coordinator concurs with the Arborist's recommendations to remove six (6) trees from the subject site on the basis of poor condition, as they have all been previously topped, have basal inclusions, fungal conks indicative of root rot and/or bacterial infections (i.e. Trees # 2, 3, 4, 5, 8, and 9). The City's Tree Preservation Coordinator also concurs with the Arborist's Report recommendations to:

- Retain and protect two (2) trees on the subject site on the basis of good condition (i.e. Trees # 1 and #6). Tree protection fencing must be installed at a minimum of 4 m and 1.4 m, respectively, from the base of the trees; and
- Protect off-site trees located on the adjacent property to the north at 7300/7302 Lindsay Road (i.e. Trees # 7 and # 10). Tree protection fencing must be installed on the subject site at a minimum of 2.75 m and 1.5 m, respectively, from the base of the trees.

Tree protection fencing must be installed to City standard prior to demolition of the existing dwellings on the subject site and must remain in place until construction and landscaping on the future lots is completed.

The applicant proposes to remove the Cedar hedgerow straddling the north property line of the subject site, adjacent to 7300/7302 Lindsay Road. Written authorization for removal of the hedge has been obtained from the adjacent property owners and is on file.

The final Tree Retention Plan is included in **Attachment 4**.

Based on the 2:1 tree replacement ratio goal in the Official community Plan (OCP), a total of 12 replacement trees are required to be planted and maintained on the future lots.

Due to the limited space in the yards of the future lots, the applicant proposes to plant and maintain a total of nine (9) replacement trees [three (3) per future lot], and provide a voluntary contribution in the amount of \$1,500 (\$500/tree) in-lieu of planting the balance of required replacement trees on-site. Based on the size requirements for replacement trees in the City’s Tree Protection Bylaw, the required size of the proposed replacement trees is as follows:

# Replacement Trees	Min. calliper of deciduous tree		Min. height of coniferous tree
1	9 cm	or	5 m
6	10 cm		5.5 m
2	11 cm		6 m

Prior to rezoning adoption, the applicant must submit a contract with a Certified Arborist for on-site supervision of all works to be conducted at development stage within the tree protection zones of retained trees on-site and off-site trees to be protected (i.e. Trees # 1, 6, 7, and 10). The contract must include the proposed number and stage of site monitoring inspections (e.g. demolition, excavation, installation of perimeter drainage etc.), as well as a provision for a post-construction impact assessment report to be submitted to the City for review.

To ensure the survival of the two (2) bylaw-sized trees proposed to be retained on-site (i.e. Trees # 1 and # 6), the applicant is required to submit a Survival Security to the City prior to rezoning adoption in the amount of \$2,000 (\$1,000/tree to reflect the 2:1 replacement ratio).

Pedestrian Walkway

There is a 3 m wide public walkway located adjacent to the south property line of the subject site, which provides a pedestrian connection between Lindsay Road and Lombard Road, as well as to McKay School/Neighbourhood Park.

To balance objectives of maintaining a safe pedestrian walkway while at the same time addressing potential privacy concerns of the future resident on-site, the applicant is required to provide a Landscape Plan for the subject site, prepared by a Registered Landscape Architect, prior to final adoption of the rezoning bylaw. The Landscape Plan will be used to ensure that the proposed location and species of required replacement trees, as well as proposed overall landscaping and fencing, does not excessively restrict natural surveillance between the pedestrian walkway and the subject site. The Landscape Plan will be reviewed to ensure that proposed landscaping and fencing does not exceed 1.2 m along the portion of the south property line located in the front yard or any part of a yard between the principal dwelling and the front lot line. Higher fencing or landscaping that is consistent with zoning may be proposed along the south property line in the rear yard to address privacy concerns.

The applicant is also required to submit a Landscaping Security (100% of the cost estimate provided by the Landscape Architect, including installation costs) to ensure that the required replacement trees are planted and maintained and that the landscaping and fencing has been installed as proposed in the Landscape Plan.

A review of the current condition of the pedestrian walkway has been undertaken by Parks staff, who have identified that minor improvements are required to the west entrance of the walkway at Lindsay Rd. The scope of required improvements includes: removal of the existing barrier posts and a portion of chain link fence at the west entrance and installation of swing-gates; and minor re-paving at the west entrance resulting from the improvements. At Subdivision stage, the applicant will be required to pay for the City to undertake these improvements via a work order.

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

Vehicle access to the future lots at development stage will be from Lindsay Road.

Subdivision

At Subdivision stage, the applicant will be required to:

- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and Servicing Costs;
- Pay for the City to undertake the following frontage and adjacent walkway improvements via a work order:
 - a) Removal of the existing asphalt or concrete lighting strip and replacement with a treed and grass boulevard;
 - b) Removal of the existing barrier posts and a portion of chain link fence at the west entrance to the pedestrian walkway at Lindsay Rd and installation of swing-gates;
 - c) Minor re-paving at the west entrance to the walkway resulting from required improvements; and,
- Provide underground hydro, telephone and cable connections for each lot.

Analysis

The subject site is located in an established residential area that has seen redevelopment to smaller lot sizes in recent years, consistent with the Lot Size Policy for this neighbourhood. This redevelopment proposal would allow for the creation of three (3) lots, each approximately 13 m wide and 476 m² in area, which is consistent with the Lot Size Policy.

Financial Impact

None.

Conclusion

This rezoning application to permit subdivision of two (2) existing large lots into three (3) smaller lots complies with applicable policies and land use designations contained within the OCP, and is consistent with the direction of redevelopment in the surrounding area.

The list of rezoning considerations is included as Attachment 5, which has been agreed to by the applicant (signed concurrence on file).

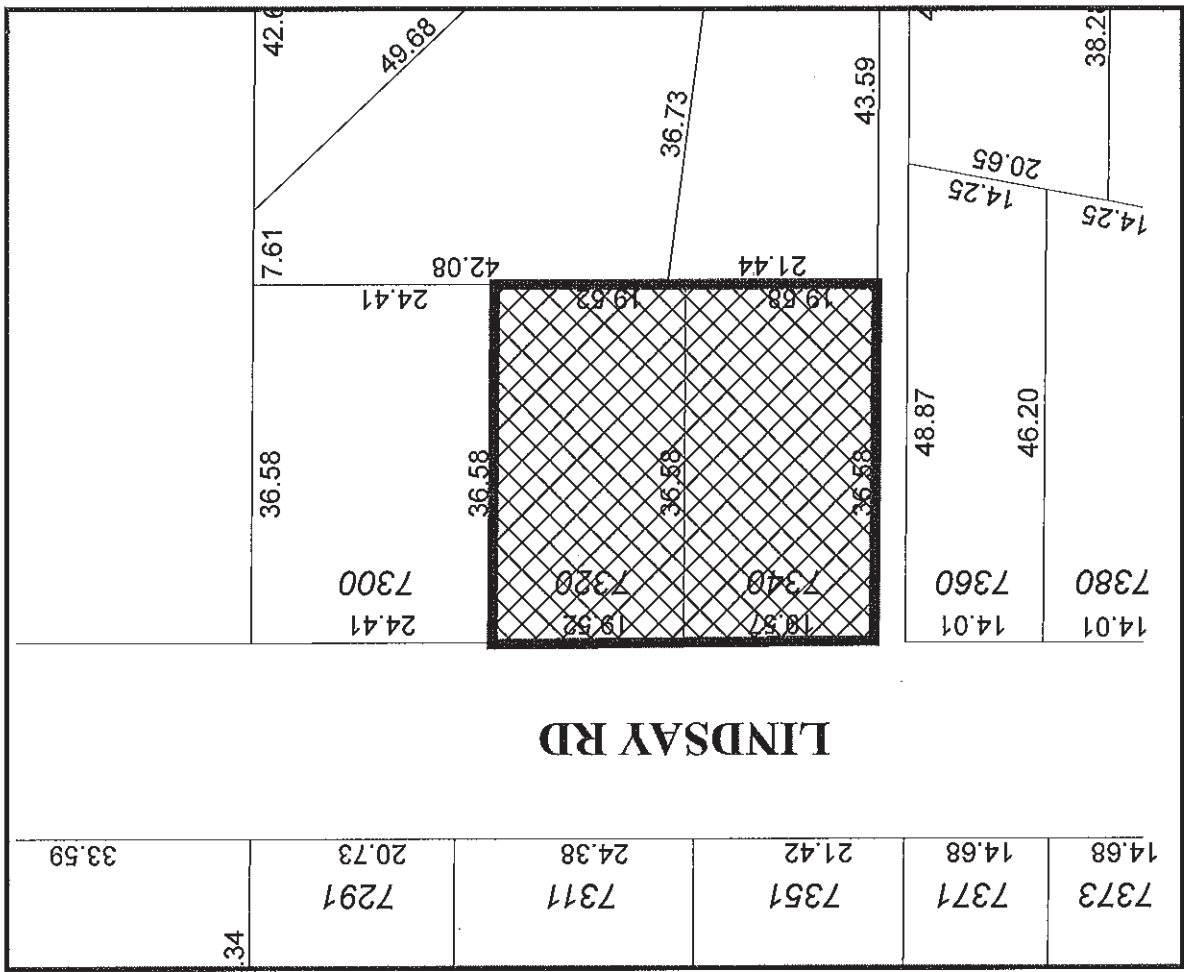
On this basis, staff recommends support for the application.



Cynthia Lussier
Planning Technician

CL:blg

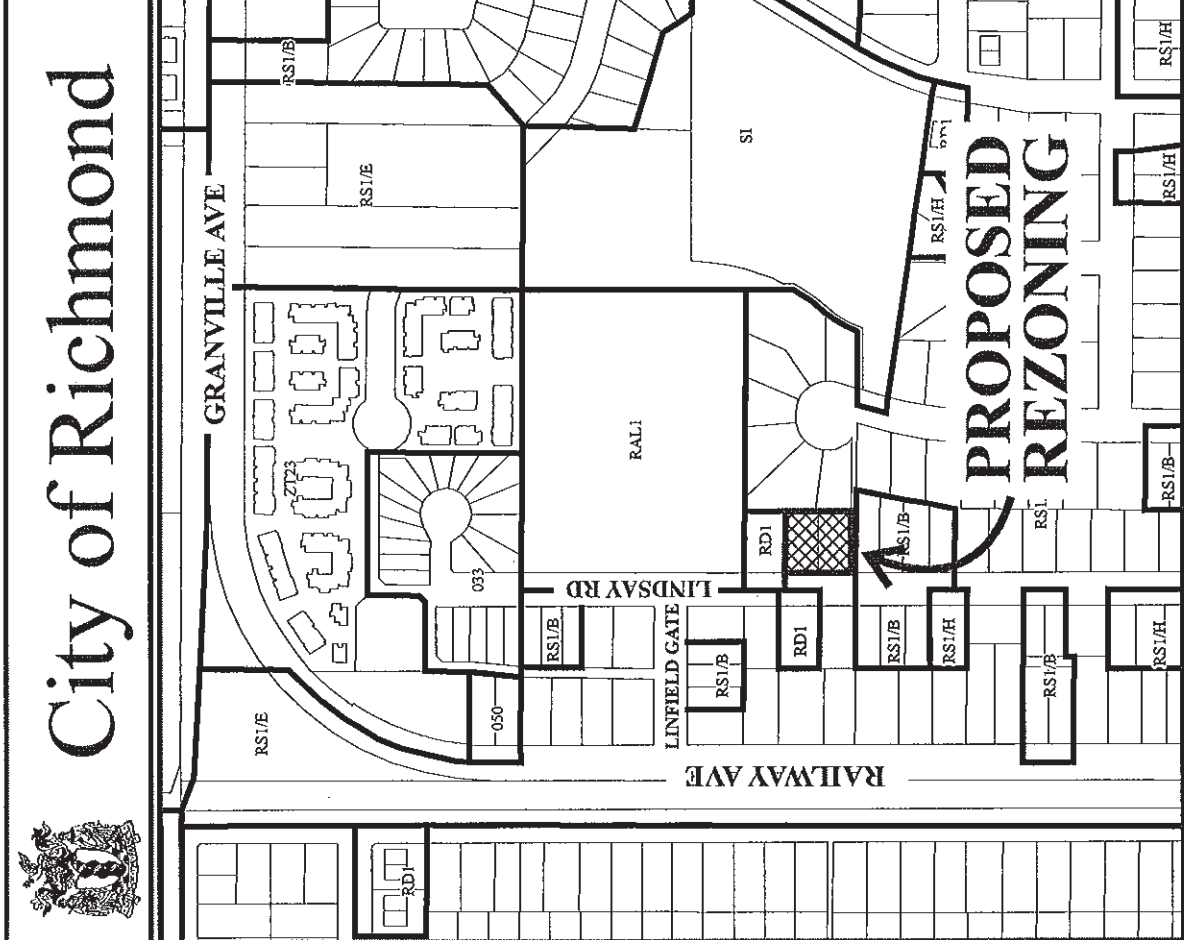
- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5463
- Attachment 4: Tree Retention Plan
- Attachment 5: Rezoning Considerations Concurrence



LINDSAY RD

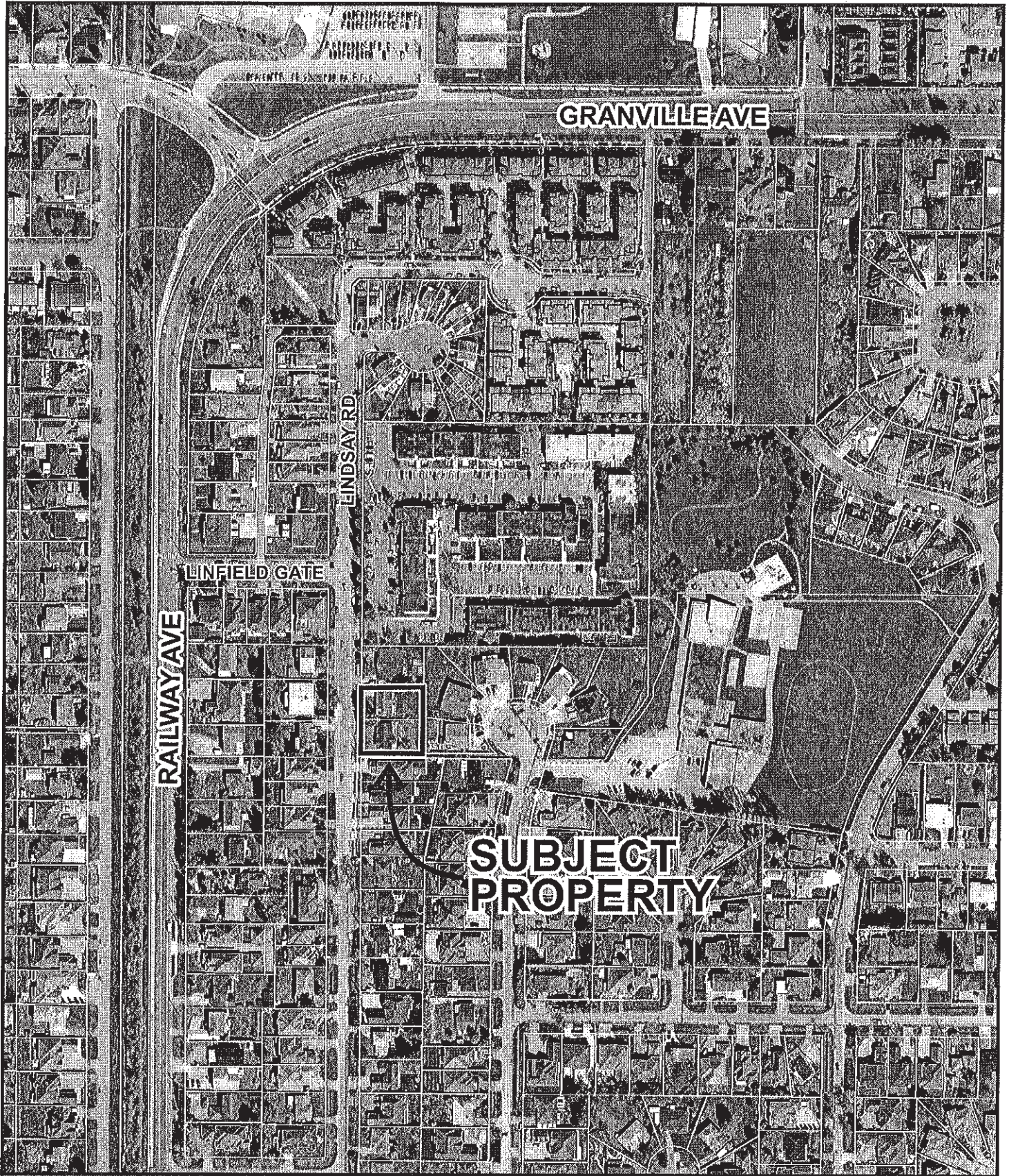
Original Date: 10/05/10
 Revision Date:
 Note: Dimensions are in METRES

RZ 10-546023



City of Richmond





RZ 10-546023

Original Date: 10/05/10

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 10-546023

Attachment 2

Address: 7320 and 7340 Lindsay Road

Applicant: 0780012 BC Ltd.

Planning Area(s): Blundell

	Existing	Proposed
Owner:	Kaori Bhimani Gurpreet Singh Mann Narinder Kaur Mann	To be determined
Site Size (m²):	1430 m ² (15,393 ft ²)	Three (3) lots – each approx 476 m ²
Land Uses:	Two (2) single detached dwellings	Three (3) single family lots
OCP Designation:	<ul style="list-style-type: none"> • Generalized Land Use Map designation – “Neighbourhood Residential” • Specific Land Use Map designation – “Low-Density Residential” 	No change
Area Plan Designation:	N/A	No change
702 Policy Designation:	Lot Size Policy 5463 permits rezoning and subdivision of lots generally located on Lindsay Rd in accordance with “Single Detached (RS2/B)”	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)

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):	360 m ²	Three (3) lots – each approx 476 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.



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1996

POLICY 5463

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 13-4-7

POLICY 5463:

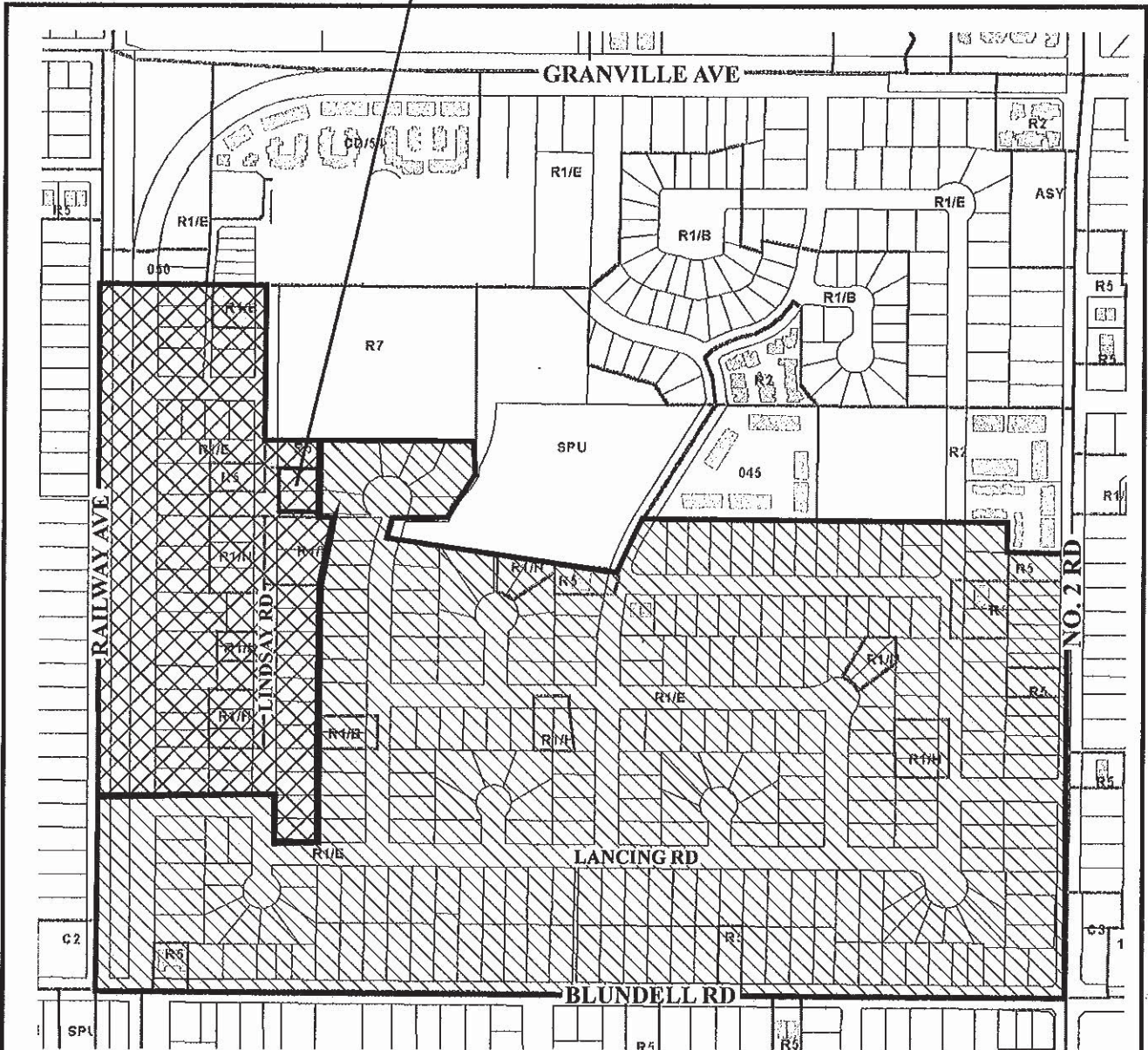
The following policy establishes lot sizes for properties within the area generally bounded by **Railway Avenue, Blundell Road and No. 2 Road**, in a portion of Section 13-4-7 as shown on the attached map:

That properties within the area generally bounded by Railway Avenue, Blundell Road and No. 2 Road, in a portion of Section 13-4-7, be permitted to rezone in accordance with the provisions of Single-Family Housing District, Subdivision Area H (R1/H) in Zoning and Development Bylaw 5300, with the exception that:

1. Single-Family Housing District, Subdivision Area E (R1/E) applies to lots with frontage on No. 2 Road and Blundell Road that do not have a lane or internal road access;
2. Single-Family Housing District, Subdivision Area B (R1/B) applies to properties with duplexes on them with the exception that Single-Family Housing District, Subdivision Area E (R1/E) applies to those properties with frontage on No. 2 Road and Blundell Road that do not have lane or internal road access;
3. Single-Family Housing District, Subdivision Area B (R1/B) applies to properties generally fronting Lindsay Road and Linfield Gate in the western portion of Section 13-4-7; and

That this policy 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 amended according to Bylaw No. 5300.

SUBJECT SITE



Subdivision permitted as per **R1/H** with the exception that **R1/B** applies to existing duplexes and **R1/E** applies to lots facing No. 2 Road and Blundell Road that do not have a lane or internal road access.



Subdivision permitted as per **R1/B** with the exception that **R1/E** applies to lots facing Railway Avenue that do not have a lane or internal road access.



POLICY 5463
SECTION 13, 4-7

Adopted Date: 02/19/96

Amended Date:

PROPOSED SUBDIVISION PLAN OF LOTS 203 AND 204 BOTH OF SECTION 13 BLOCK 4 NORTH RANGE 7 WEST NWD PLAN 44714

R-10-16482-TPG

PARCEL IDENTIFIER (PID): 003-503-259 (LOT 203)
007-582-421 (LOT 204)

CIVIC ADDRESS

#7320 AND #7340 LINDSAY ROAD
RICHMOND, B.C.

FOR PERMIT APPLICATION PURPOSES



LEGEND

SCALE 1:200



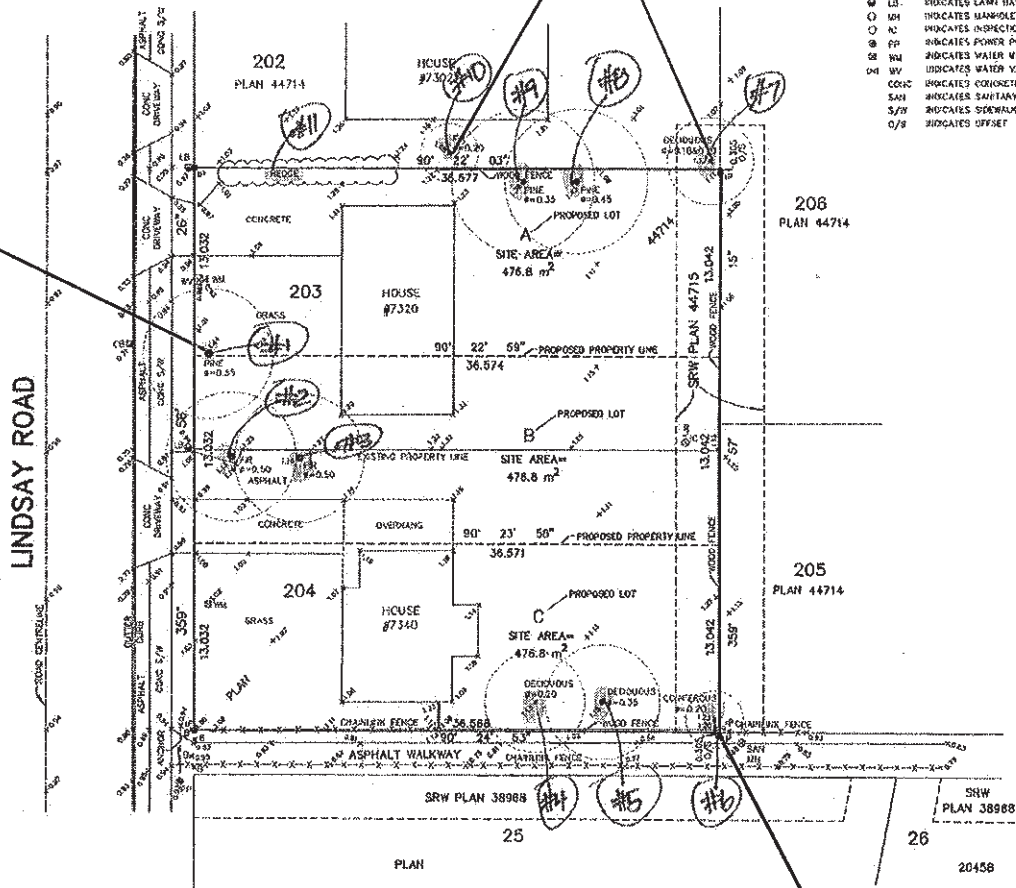
ALL DISTANCES ARE IN METRES

- IP INDICATES SPOT ELEVATION
- B INDICATES BULKHEAD
- CB INDICATES CATCH BASIN
- LB INDICATES LAIRY BASIN
- MI INDICATES MANHOLE
- IC INDICATES INSPECTION CHAMBER
- PP INDICATES POWER POLE
- WM INDICATES WATER METER
- WV INDICATES WATER VALVE
- CONC INDICATES CONCRETE
- SAH INDICATES SANITARY
- S/W INDICATES SIDEWALK
- O/S INDICATES OFFSET

OFF-site trees
To be protected

To be Retained

To be Retained



NOTES:

- PROPERTY LINE DIVISIONS ARE CORDED FROM LAND TITLE OFFICE RECORDS AND LEGAL FIELD SURVEYS.
- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND BENCH MARK #239 (731485) ELEVATION=1.125 METRES.
- ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND B/LM No. 6052, ARE SHOWN HEREON.

CERTIFIED CORRECT
THIS 8th DAY OF SEPTEMBER, 2010.

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#310 - 11120 HORSESHOE WAY
RICHMOND, B.C. V7A 5H7
PH: 604-270-5331
FAX: 604-270-4137
CADFILE: 16492-001-TPG-0000-00

B.C.L.S.

DATES OF SURVEY: AUGUST 28-27, 2010

R-10-16492-TPG

CLIENT REF: AZIM BHIMANI

Rezoning Considerations

7320 and 7340 Lindsay Road

RZ 10-546023

Prior to final adoption of Zoning Amendment Bylaw 8732, the following items are required to be completed:

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, including installation costs. The Landscape Plan should:

- include the nine (9) replacement trees [three (3) per future lot], with the following minimum sizes:

# Replacement Trees	Min. calliper of deciduous tree	or	Min. height of coniferous tree
1	9 cm		5 m
6	10 cm		5.5 m
2	11 cm		6 m

- include the dimensions of tree protection fencing as contained in this staff report dated March 2, 2011, from the Director of Development;
 - include a mix of coniferous and deciduous trees;
 - aim to allow natural surveillance between the pedestrian walkway and the subject site along the south property line;
 - not include hedges along the front property line;
 - not include landscaping or fencing exceeding 1.2 m along the portion of the south property line located in the front yard or any part of a yard between the principal dwelling and the front lot line;
2. The City's acceptance of the applicant's voluntary contribution of \$1,500 to the City's Tree Compensation Fund for the planting of replacement trees within the City, in-lieu of planting the balance of replacement trees on-site.
 3. 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 zone of on-site trees to be retained and off-site trees to be protected (i.e. Trees # 1, 6, 7, and 10). The Contract should include the scope of work to be undertaken, including: the proposed number and stages of site monitoring inspections (e.g. demolition, excavation, perimeter drainage etc.), and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
 4. Submission of a Tree Survival Security to the City in the amount of \$2,000 for the trees to be retained (i.e. Trees # 1 and 6).

5. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$8,367) to the City's Affordable Housing Reserve Fund in-lieu of providing a secondary suite on 50% of the new lots.

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 proposal to build a secondary suite on two (2) of the three (3) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

6. Registration of a flood indemnity covenant on title.

At Demolition stage, the applicant will be required to:

- Install Tree Protection Fencing on-site around retained trees (i.e. Trees # 1 and 6), at a minimum of 4 m and 1.4 m, respectively, from the base of the trees;
- Install Tree Protection Fencing around off-site trees to be protected on-site (i.e. Trees # 7 and 10), at a minimum of 2.75 m and 1.5 m, respectively from the base of the trees.

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 Fees, and Servicing Costs;
- Pay for the City to undertake the following frontage and adjacent walkway improvements via a work order:
 - a) Removal of the existing asphalt or concrete lighting strip and replacement with a treed and grass boulevard;
 - b) Removal of the existing barrier posts and a portion of chain link fence at the west entrance to the pedestrian walkway at Lindsay Rd and installation of swing-gates;
 - c) Minor re-paving at the west entrance to the walkway resulting from required improvements; and,
- Provide underground hydro, telephone and cable connections for each lot.

[Signed original on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 8732 (RZ 10-546023)
7320 AND 7340 LINDSAY ROAD

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 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. 003-503-259

Lot 203 Section 13 Block 4 North Range 7 West New Westminster District Plan 44714

P.I.D. 007-582-421

Lot 204 Section 13 Block 4 North Range 7 West New Westminster District Plan 44714

- This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 8732”**.

FIRST READING

MAR 28 2011

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CORPORATE OFFICER