



City of Richmond
Planning and Development Department

Report to Committee

To Council - Sep 22, 2008

To Planning - Sep 16, 2008

To: Planning Committee

Date: August 25, 2008

From: Brian J. Jackson
Director of Development

RZ 07-361828

File: 12-8060-20-8418

Re: Application by Penta Homes Ltd. for Rezoning a Portion of 6451 Princess Lane
from Light Industrial District (I2) to Comprehensive Development District
(CD/115)

Staff Recommendation

That Bylaw No. 8418, for the rezoning of a portion of 6451 Princess Lane from "Light Industrial District (I2)" to "Comprehensive Development District (CD/115)", be introduced and given first reading.

Brian J. Jackson
Director of Development

EL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Penta Homes Ltd. has applied to the City of Richmond for permission to rezone the northern portion of 6451 Princess Lane (**Attachment 1**) from Light Industrial District (I2) to Comprehensive Development District (CD/115) in order to permit the creation of two (2) single-family lots (**Attachment 2**). The developer is planning to develop the southern portion of the subject site for multiple-family use. A separate rezoning application (RZ 08-431606) has been submitted recently to rezone the southern portion of the subject site to allow for a development of an 18-unit multiple-family development. This multiple-family development application is still under review and will be subject to a separate report to Planning Committee and Council.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 3**).

Surrounding Development

To the North: Recently developed single-family lots zoned Comprehensive Development District (CD/115);

To the East: Agricultural uses within the Agricultural Land Reserved, zoned Agricultural District (AG1);

To the South: A heritage style two-family dwelling on property zoned Comprehensive Development District (CD/147) and a heritage home on property zoned Comprehensive Development District (CD/12); and

To the West: Recently developed detached townhouses on property zoned Comprehensive Development District (CD/115).

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 London/Princess Land Use Map in the Steveston Area Plan designates the subject property for "Residential" use. The proposed rezoning is consistent with the OCP designation.

Staff Comments

Project Description

The subject proposal is a continuation to the existing London Landing single-family residential development immediately to the north. The intent of single-family developments directly abut to agricultural land is to maintain low density along the Agricultural Land Reserve (ALR) boundary and minimize residential impacts on agricultural land. There are no trees on site and the existing industrial buildings will be demolished prior to subdivision.

Under the Comprehensive Development District (CD/115) zone, which is the zone currently applied to the single-family lots to the north of the subject site, the front yard setback is 4.0 m (13.1 ft.). The purpose of siting the buildings closer to the street than specified in the standard single-family zones (6.0 m or 19.7 ft.) is to maintain consistency with the multi-family front yard setbacks across the street, which are also 4 m. The rear yard setback is 12.0 m (39.4 ft.), which exceeds the 6.0 m (19.7 ft.) specified in the standard single-family zone. The increase in rear yard is to accommodate an agricultural landscape buffer along the rear property lines of the single-family lots.

ALR Buffer

The development site is bordered by Agricultural Land Reserve (ALR) on its east side. The Official Community Plan (OCP) has a Development Permit guideline that states that any urban development adjacent to the ALR should provide a 15 m (49.2 ft.) buffer if it is not separated from the ALR by a road. The applicant is proposing to relax this guideline on the east side of the development site that directly abuts active agricultural lands. Instead of a 15 m buffer, the applicant proposes a 12 m buffer, which would basically be comprised of the rear yard setbacks of the single-family lots.

Reasons to consider the reduced buffer width include:

- Single-family lots, instead of townhouses, are proposed in order to maintain low density along the border between urban and rural uses.
- The rear yards that directly abut agriculture are proposed to be raised about 1.2 m (4 ft.). A retaining wall would be constructed along the property line of the single-family lots.
- A 2.4 m (8 ft.) high fence would be constructed on top of the retaining wall to eliminate direct ground level views and opportunity for trespass into the agricultural areas. The fence would also help screen the rear yards from any dust or drift that may emanate from normal farm activities.
- The landscaped buffer strip would be 4.6 m (15 ft.) width and include a row of Cedar hedge, a row of deciduous tree screening, and three (3) rows of trespass inhibiting shrubs.
- Registration of a restrictive covenant to identify the entire 12 m rear yard space as a buffer area to prohibit expansion of principal buildings into the buffer, and to prevent the removal of the buffer landscaping. The covenant would also notify prospective owners that the properties are adjacent to active agricultural lands and to expect the normal agricultural activities that may generate noise, odours and dust.
- The proposed ALR buffer is consistent with established buffer on the single-family lots to the north.

The grade difference, implementation of a retaining wall and fence, and combination of a coniferous hedge and deciduous trees provides an appropriate landscape screen that will protect residential developments from normal agricultural activities (i.e. dust and noise emanating from operations). Conversely, this buffer would also prevent any potential trespassing from occurring into the agricultural land.

The submitted landscape buffer plan (**Attachment 4**) adequately addresses the Development Permit Guidelines for sites adjacent to the ALR, and is comparable to the conceptual plan that was developed for the single-family development to the north and supported by the Agricultural Advisory Committee (AAC) and staff of the Ministry of Agriculture, Food and Fisheries in 2003. On the basis that the proposal is generally a continuation of that established to the north and the overall design and site plan adequately addressed staff comments, the subject application was not presented to the AAC and a Development Permit is not required. In order to ensure that this ALR buffer work is undertaken, the applicant has agreed to provide a landscape security in the amount of \$7,546.60 prior to final adoption of the rezoning bylaw.

Roads and Circulation

As a result of this development, the existing half road along the London Road frontage is to be expanded to a full road standard. The Loop Road Concept (**Attachment 5**) identified by Council in 2000 as the preferred vehicle access option for the area will be completed. As a condition of rezoning, the developer is required to dedicate property along London Road to provide for frontage upgrades.

Subdivision Control Bylaw No. 6530 requires that the minimum right-of-way width for a local residential road to be 17 m (55.77 ft.). The purpose of this minimum width requirement is to accommodate a 9 m (29.53 ft.) wide road, curb and gutter on both sides, a sidewalk on one side of the road, a landscaped boulevard, and any necessary utilities. In 2004, a variance to reduce the minimum right-of-way width on the north-south portion of London Road in front of the single-family lots to 15 m (49.21 ft.) was granted as the proposed road right-of-way meets the City's design specifications (DP 04-270943). A 8.5 m (27.89 ft.) wide road, curb and gutter, sidewalk on both sides of the road in front of the single-family lots are accommodated within the reduced road right-of-way. No additional development variance permit is required for this matter.

Site Servicing

Based on an independent review of local servicing requirements (storm and sanitary) there are no engineering concerns with this rezoning.

Subdivision

At the subdivision stage, the developer will be required to enter into the City's standard Servicing Agreement for the design and construction of the frontage works, which shall include pavement widening, curb/gutter, grassed and treed boulevard, minimum 1.5 m concrete sidewalk, street lighting, and storm, water and sanitary sewer services for the newly created lots.

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.

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.

Richmond 2006-2031 Flood Protection Management Strategy

In accordance with the Richmond 2006-2031 Flood Protection Management Strategy and the pending Flood Plain Designation and Protection Bylaw 8204 (expected to be adopted by Council in October 2008), the registration of a Flood Plain Covenant with a minimum Building Elevation Requirement of 2.9 m geodetic is required as a condition of final adoption of the rezoning application. An existing restrictive covenant with a minimum Building Elevation Requirement of 2.6 m geodetic will need to be discharged.

Analysis

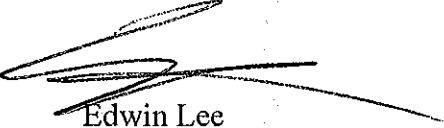
The purpose of this rezoning application is to create two (2) single-family lots directly abut the Agricultural Land Reserve (ALR). Staff support the proposed rezoning, as it is consistent with the applicable land use designation guiding development in the London-Princess Area

Financial Impact or Economic Impact

None.

Conclusion

The subject proposal is a continuation to the existing London Landing single-family residential development immediately to the north. Single-family developments directly abut to agricultural land would minimize residential impacts on agricultural land. Completion of this phase will result in the completion of the London Road – Princess Lane loop road. On this basis, staff support the application.



Edwin Lee
Planning Technician – Design
(Local 4121)

EL:blg

Attachment 1: Location Map

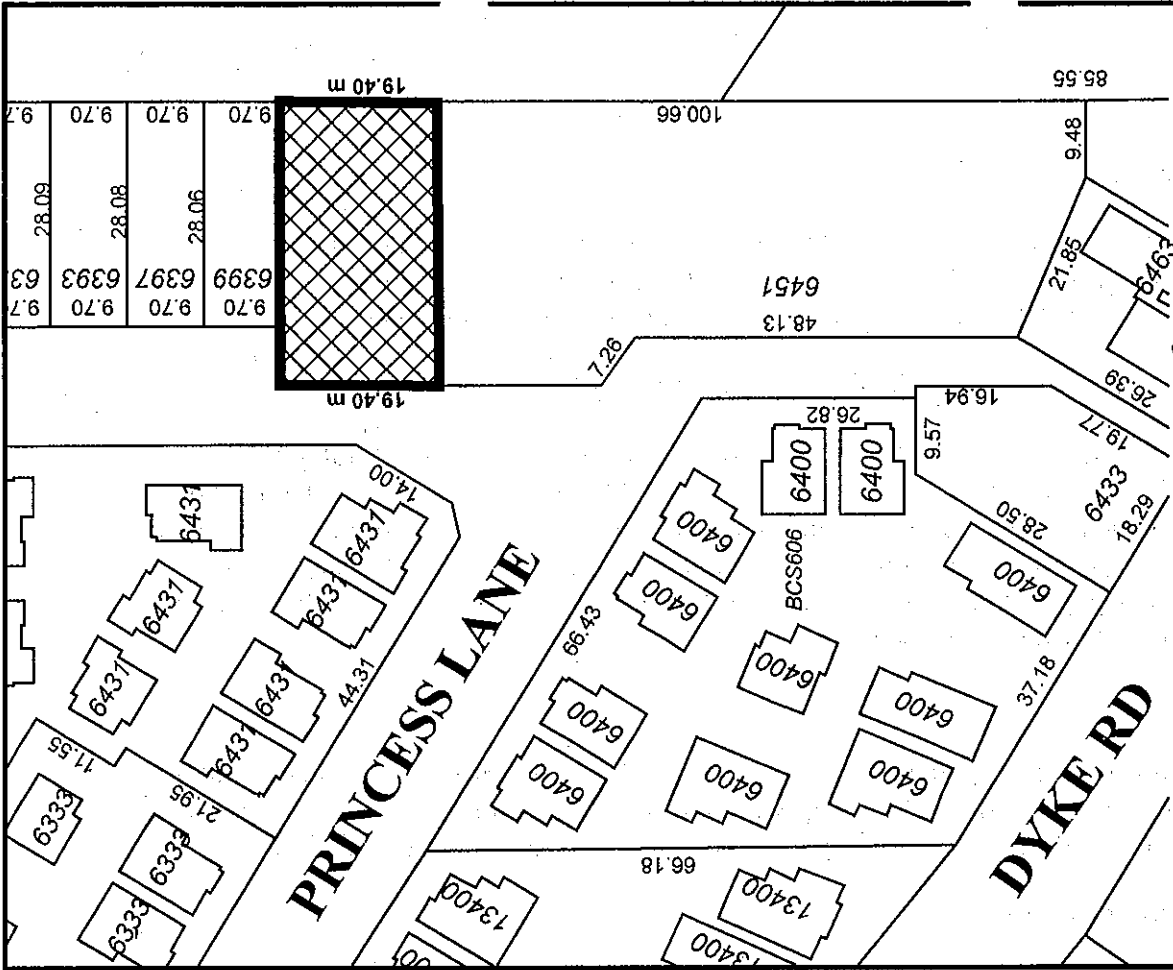
Attachment 2: Subdivision Layout

Attachment 3: Development Application Data Sheet

Attachment 4: Proposed ALR Buffer Landscape Plan

Attachment 5: Council Referral Options for London-Princess Area

Attachment 6: Rezoning Considerations Concurrence

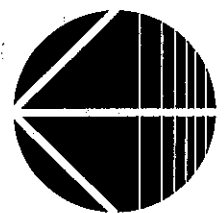
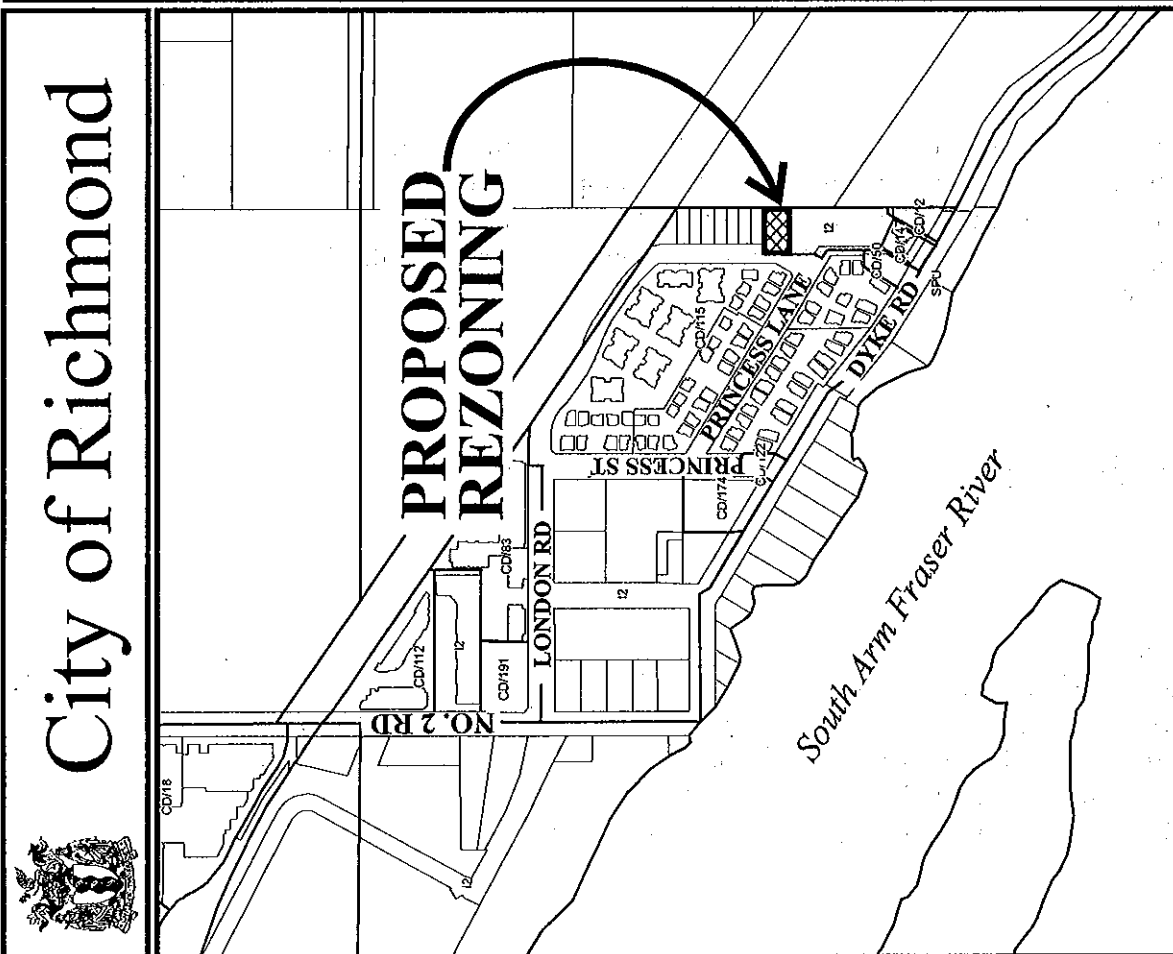


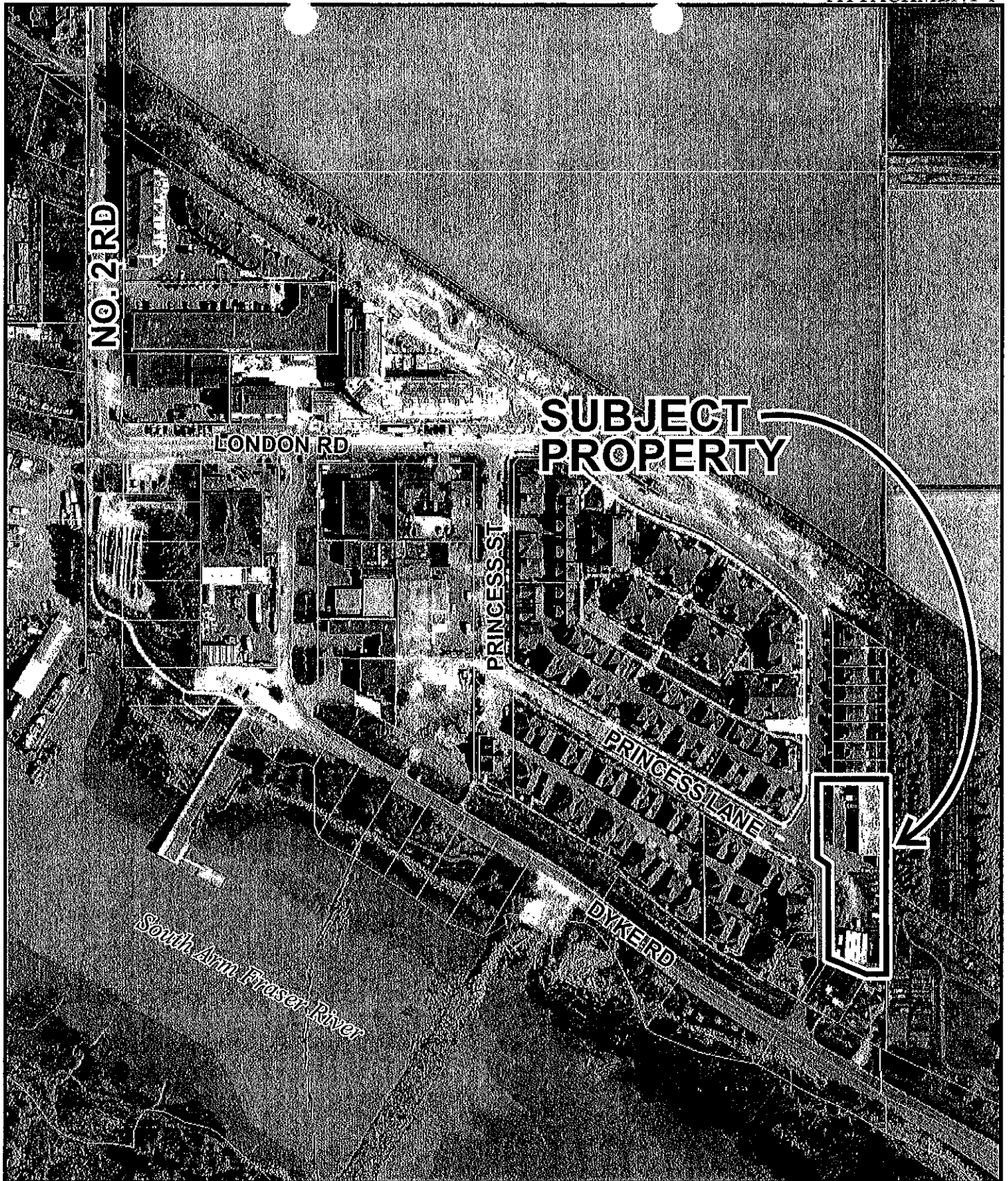
Original Date: 02/26/07

Revision Date: 08/06/08

Note: Dimensions are in METRES

RZ 07-361828





RZ 07-361828

Original Date: 02/26/07

Amended Date: 08/06/08

Note: Dimensions are in METRES

DRAFT SUBDIVISION PLAN OF LOT 1, EXCEPT PORTIONS IN PLANS BCP-4
AND BCP21745, SECTION 18, BLOCK 3 NORTH, RANGE 6 WEST, N.W.D.
PLAN LMP33426

PLAN BCP _____

DEPOSITED IN THE LAND TITLE OFFICE AT
NEW WESTMINSTER, B.C.

THIS _____ DAY OF _____, 2008.

DEPUTY REGISTRAR

APPROVED UNDER THE LAND TITLE ACT

THIS _____ DAY OF _____, 2008.

APPROVING OFFICER FOR THE CITY OF RICHMOND

THE CITY OF RICHMOND AS HOLDER OF COVENANTS RD206410 AND
BL201422 HEREBY CONSENTS TO THE DEPOSIT OF THIS PLAN.

AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

WITNESS :

ADDRESS AND OCCUPATION OF WITNESS :

SCALE- 1:500

0 5 10 20 30
ALL DISTANCES ARE IN METRES



INTEGRATED SURVEY AREA
NO.18, RICHMOND
B.C.G.S. 926 015

EASEMENT BCP14133

BCS1023

PRINCESS STREET

STRATA PLAN
BCS606

4
PLAN LMP44643

LONDON ROAD

REM. 1
PLAN LMP33426

11
AREA=2447sq.m.

REM. 9
PLAN 3166

24
PLAN 58635

2
LMP33426

1
LMP11588

LEGEND

- INDICATES OLD IRON POST FOUND
- " " OLD LEAD PLUG FOUND
- " " IRON POST SET
- " " LEAD PLUG SET
- ⊙ " " OLD CONTROL MONUMENT FOUND
- ha. " " HECTARES
- sq. m. " " SQUARE METRES
- U " " UNREGISTERED

NOTE: LOT NUMBERS 1 TO 8 INCLUSIVE
WERE NOT USED ON THIS PLAN.

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER
REGIONAL DISTRICT

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL MEASURED DISTANCES
EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES,
MULTIPLY BY THE COMBINED FACTOR 0.9996043

I, G. A. ROWBOTHAM, A BRITISH COLUMBIA LAND SURVEYOR,
OF SURREY, IN BRITISH COLUMBIA, CERTIFY THAT I WAS PRESENT AT
AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY
THIS PLAN, AND THAT THE SURVEY AND PLAN ARE CORRECT.
THE FIELD SURVEY WAS COMPLETED ON THE _____ DAY OF
_____, 2008. THE PLAN WAS COMPLETED
AND CHECKED, AND THE CHECKLIST FILED UNDER # _____,
ON THE _____ DAY OF _____, 2008.

B.C.L.S.



City of Richmond

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

Development Application Data Sheet

RZ 07-361828

Attachment 3

Address: 6451 Princess Lane

Applicant: Penta Homes Ltd.

Planning Area(s): Steveston Area Plan (Schedule 2.4)

	Existing	Proposed
Owner:	London Lane Industrial Park Ltd.	To be determined
Site Size (m²):	691 m ² (7,445 ft ²)	Two (2) lots – minimum 270 m ² (2,906 ft ²)
Land Uses:	Two (2) industrial buildings	Two (2) single-family dwellings
OCP Designation:	General Land Use Map – Neighbourhood Residential	No change
Area Plan Designation:	Residential	No change
702 Policy Designation:	N/A	No change
Zoning:	Light Industrial District (I2)	Comprehensive Development District (CD/115)
Number of Units:	N/A	Two
Other Designations:	N/A	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. 40%	Max. 40%	none
Lot Size (min. dimensions):	270 m ²	270 m ²	none
Setback – Front Yards (m):	Min. 4 m	Min. 4 m	none
Setback – Rear Yards (m):	Min. 12 m	Min. 12 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 significant trees.

ADJACENT LOT

LONDON ROAD



SECTION A
SEE BELOW

DECIDUOUS TREE SCREEN
(PRUNUS S. / MAGNOLIA S.)

TRESPASS INHIBITING SHRUBS, 2 ROWS (ROSES)
SCREENING SHRUBS, SINGLE ROW
(ROSES)

CONIFEROUS SCREENING, SINGLE ROW
(THUYA O.)

SCREENING SHRUBS, SINGLE ROW
(ROSES)

DECIDUOUS TREE SCREEN
(PRUNUS S. / MAGNOLIA S.)

TRESPASS INHIBITING SHRUBS,
2 ROWS (ROSES)

FUTURE
HOMES

WOOD FENCE (8')
WOOD CRIBBING WALL
W/ DEADMEN AS REQ'D.

EXISTING GRADE

SECTION A
SCALE 1/4" = 1'-0"

PLANT LIST

PROJECT ADDRESS: EAST PRINCESS LANE, RICHMOND, B.C.

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
MSL	2	MAGNOLIA SOULANGIANA 'RUSTIC RUBRA'	PURPLE SAUCER MAGNOLIA	2.5m HT. B&B
PS	2	PRUNUS SEROTINA 'KAWANAN'	FLORISSING CHERRY	8.0cm CAL. B&B 1.8m STD.
TSS	19	THUYA OCCIDENTALIS 'SMARAGO'	EMERALD CEDAR	1.5m HT.
SHRUBS				
RM	38	ROSA MEDICAND	MEDICAND ROSE	#1 POT
RRH	19	ROSA RUGOSA 'HANSA'	HANSA ROSE	#2 POT
GROUND COVERS				
N/A				

NOTES

- *** DENOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS.
- THE DEPTH OF GRADING MEDIA SHALL BE:
24" AROUND TREES ROOTBALL, 18" DEEP IN SHRUB AREA AND 6" DEEP IN LAWN.
- ALL PLANT QUANTITY DISCREPANCIES BETWEEN PLAN AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BIDS.
- ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE SHALL OCCUR WHEN 95% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.

Aug 14, 2008:
Issued for Review
ARCHITECT'S REVIEW



ITO & ASSOCIATES
Landscape Architects
2100 West 4th Avenue
Vancouver, BC V6P 2C4
Phone: 604-272-2812
Fax: 604-272-2803
Email: info@ito.ca

Project:

LANDSCAPE
BUFFER
for
6451 Princess Lane
Richmond, B.C.

Drawing Title:

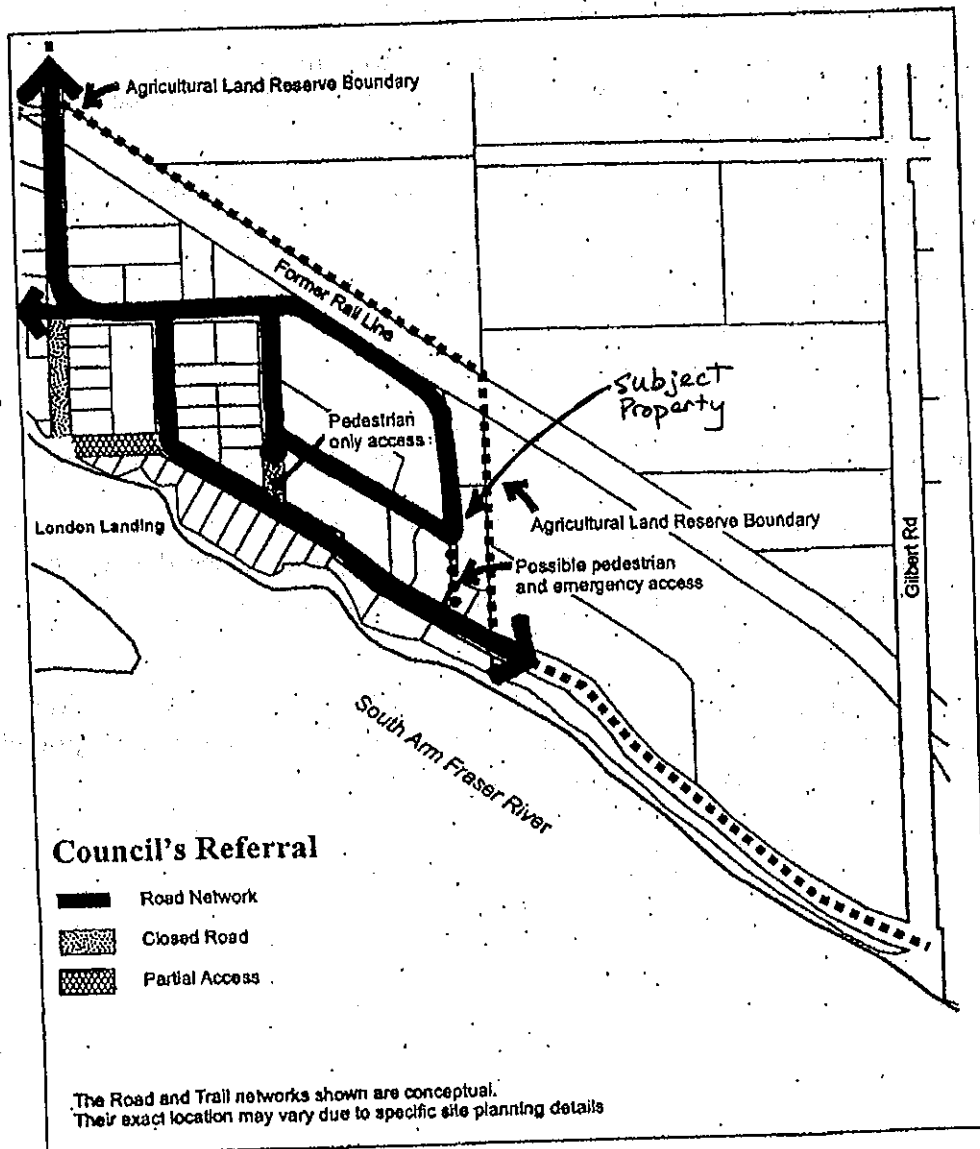
LANDSCAPE PLAN

Scale:	1/16" = 1'-0"
Sheet:	11
Date:	August 14, 2008
Drawn:	DLB/27

L1 of 1

Council's Referral Option

- As directed by Council on March 13, 2000.
- This option proposes the creation of a public, dedicated loop road extending from London Road to the former CN Rail corridor, then turns south toward the eastern end of Princess Lane and back to Princess Street.
- A minor connection for a pedestrian and emergency vehicle access only would connect to Dyke Road.
- A second pedestrian access would be provided between Princess Street and Dyke Road.
- No new accesses for regular vehicular traffic would be provided to Dyke Road.
- Dyke Road itself would continue to be a through road.



Rezoning Considerations

6451 Princess Lane

RZ 07-361828

Prior to final adoption of Zoning Amendment Bylaw 8418, the developer is required to complete the following:

1. Registration of a restrictive covenant to identify the entire 12 m rear yard space as a buffer area to prohibit expansion of principal buildings into the buffer, and to prevent the removal of the buffer landscaping. The covenant would also notify prospective owners that the properties are adjacent to active agricultural lands and to expect the normal agricultural activities that may generate noise, odours and dust.
2. Submission of a Landscaping Security to the City of Richmond in the amount of \$7,546.60 for the ALR Buffer Landscape Works as per the ALR Buffer Landscape Plan attached to the report (**Attachment 4**).
3. Dedicate property along London Road to provide for frontage upgrades as determined by the Director of Development.
4. Registration of a floodplain covenant, specifying a minimum habitable elevation of 2.9 m, on title.
5. Discharge of Covenants No. BL201422 registered on title;

Please note that prior to approval of Subdivision the developer is required to do the following:

1. Enter into the City's standard Servicing Agreement for the design and construction of the frontage works, which shall include pavement widening, curb/gutter, grassed and treed boulevard, minimum 1.5 m concrete sidewalk, street lighting, and storm, water and sanitary sewer services for the newly created lots.
2. Payment of 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.
3. Demolition of existing buildings on site.

[Signed original on file]

Signed

Date



City of Richmond

Bylaw 8418

**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8418 (RZ 07-361828)
6451 PRINCESS LANE**

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 **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/115)**.

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw 8418"

2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8418**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

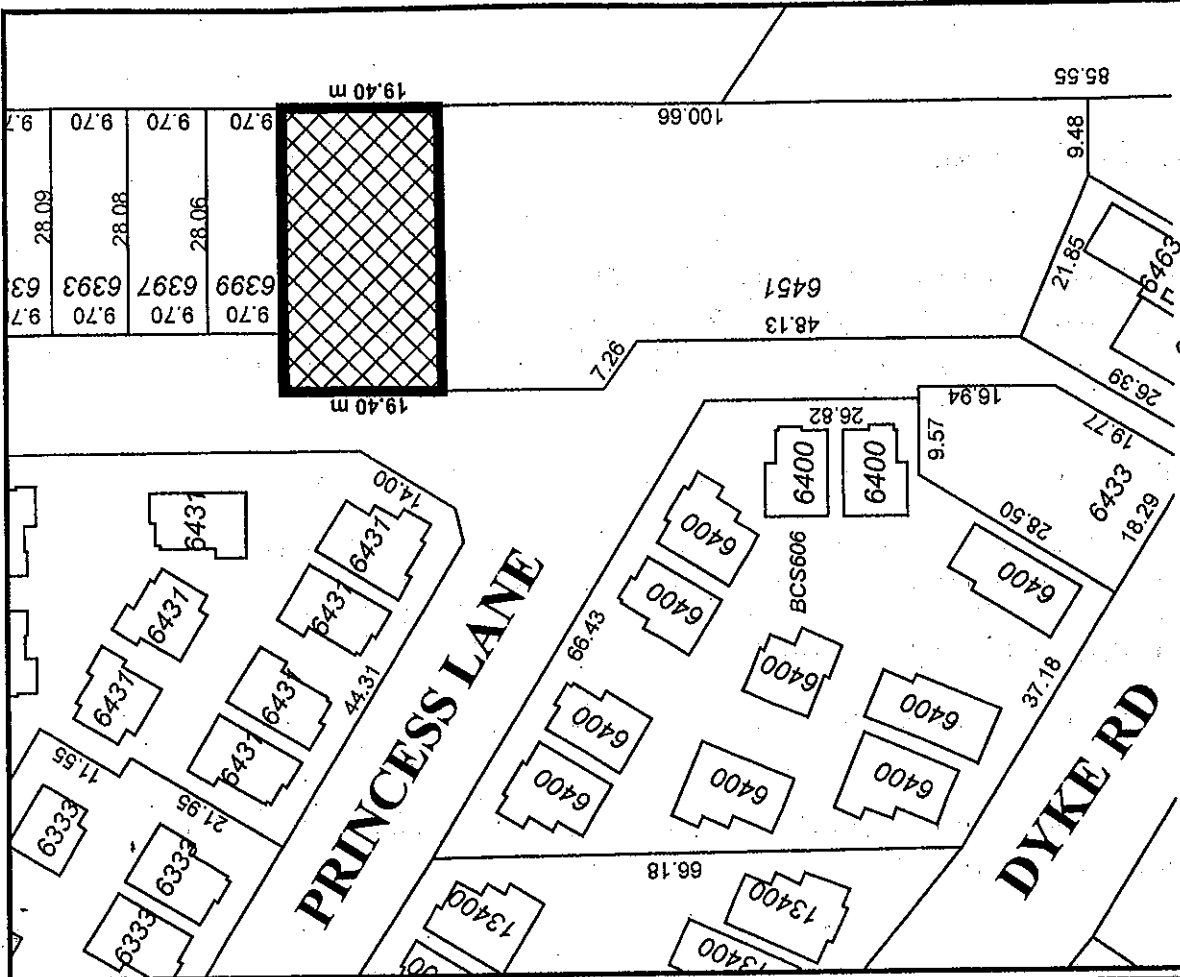
ADOPTED

SEP 22 2008

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

MAYOR

CORPORATE OFFICER



Original Date: 02/26/07

Revision Date: 08/06/08

Note: Dimensions are in METRES

RZ 07-361828

City of Richmond

**PROPOSED
REZONING**

