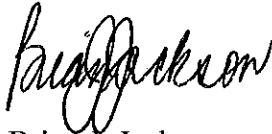




To: Planning Committee **Date:** June 28, 2010
From: Brian J. Jackson **File:** RZ 10-508885
 Director of Development
Re: **Application by Raman Kooner for Rezoning at 4800 Garry Street from Single Detached (RS1/E) to Single Detached (RS2/A)**

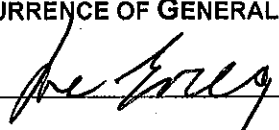
Staff Recommendation

That Bylaw No. 8638, for the rezoning of 4800 Garry Street from "Single Detached (RS1/E)" to "Single Detached (RS2/A)", be introduced and given first reading.



Brian J. Jackson
 Director of Development

BJ: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"/>	

Staff Report

Origin

Raman Kooner has applied to the City of Richmond for permission to rezone 4800 Garry Street (**Attachment 1**) from Single Detached (RS1/E) to Single Detached (RS2/A) in order to permit the property to be subdivided into two (2) single-family residential lots.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

Surrounding Development

The subject site is located on the south side of Garry Street, west of Railway Avenue. The surrounding area is an established residential neighbourhood consisting predominantly of newer single-family dwellings on small lots created through subdivision, with a few remaining older single-family dwellings on large lots. Other land uses also exist further west in the neighbourhood (i.e. institutional, multi-family, public open space).

Related Policies & Studies

Lot Size Policy 5471

The subject site is located within the area covered by Lot Size Policy 5471 (adopted by Council July 29, 2002) (**Attachment 3**). This Policy permits rezoning and subdivision of lots on this section of Garry Street in accordance with "Single Detached (RS2/A)". This redevelopment proposal would enable the property to be subdivided into two (2) lots, each approximately 9.75 m (32 ft.) wide and 387 m² (4,165 ft²) in area.

Affordable Housing

The Richmond Affordable Housing Strategy requires a suite on at least 50% of new lots, or a cash-in-lieu contribution of \$1.00 per square foot of total building area toward the Affordable Housing Reserve Fund for single-family rezoning applications.

The applicants are proposing to provide a legal secondary suite on 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 one (1) lot where the secondary suites are not required by the Affordable Housing Strategy after the requirements are satisfied, at the initiation of the applicant.

Should the applicants 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. \$4,986).

Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). 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.

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

Tree Preservation

A Tree Survey (**Attachment 4**) and a Certified Arborist’s report were submitted in support of the application. The City’s Tree Preservation Coordinator has reviewed the Arborist Report and confirmed that there are four (4) bylaw-sized trees located on site. All four (4) trees are in very poor health and/or structural condition due to disease infections, structural defects and past topping. All four (4) trees are non-viable for retention due to their pre-existing condition.

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), the size requirements for replacement tree in the Tree Protection Bylaw No. 8057, and the City’s Tree Preservation Coordinator recommendations, a total of eight (8) replacement trees with the following minimum calliper sizes are required:

# Trees to be removed	dbh	# trees to be replaced	Min. calliper of deciduous tree	or	Min. height of coniferous tree
1	20-30 cm	2	6 cm		3.5 m
2	41-50 cm	4	9 cm		5.0 m
1	60 cm +	2	11 cm		6.0 m

To ensure that the replacement trees are planted and maintained, the applicant is required to submit a Landscaping Security to the City in the amount of \$4,000 (\$500/tree) prior to final adoption of the rezoning bylaw.

The applicant has agreed to retain the hedgerows along the east and south property lines on the adjacent properties (4820 Garry Street and 4771 Dunfell Road). A Tree Retention Plan is attached (**Attachment 5**). Tree protection fencing must be installed to City standards prior to demolition of the existing dwelling on the subject site, and must remain in place until construction and landscaping on the future lots is completed. As a condition to rezoning, the applicant is required to submit a proof of contract with a Certified Arborist to monitor all works to be done near or within all tree protection zones.

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning. Vehicular access to the site at future development stage will be from Garry Street.

Subdivision

At future Subdivision stage, the developer will be required to pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

Analysis

This is a relatively straightforward redevelopment proposal. This development proposal is consistent with Lot Size Policy 5471 and is located within an established residential neighbourhood that has a strong presence of small lots zoned Single Detached (RS1/A), created from larger lots. All the relevant technical issues have been addressed. Several remaining lots zoned Single Detached (RS1/E) along Garry Street have the potential to rezone and subdivide.

Financial Impact or Economic Impact

None.

Conclusion

This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with Lot Size Policy 5471, all applicable policies and land use designations contained within the Official Community Plan (OCP), and is consistent with the direction of redevelopment in the surrounding area. The list of rezoning conditions is included as **Attachment 6**, which has been agreed to by the applicant (signed concurrence on file). On this basis, staff recommend support of the application.



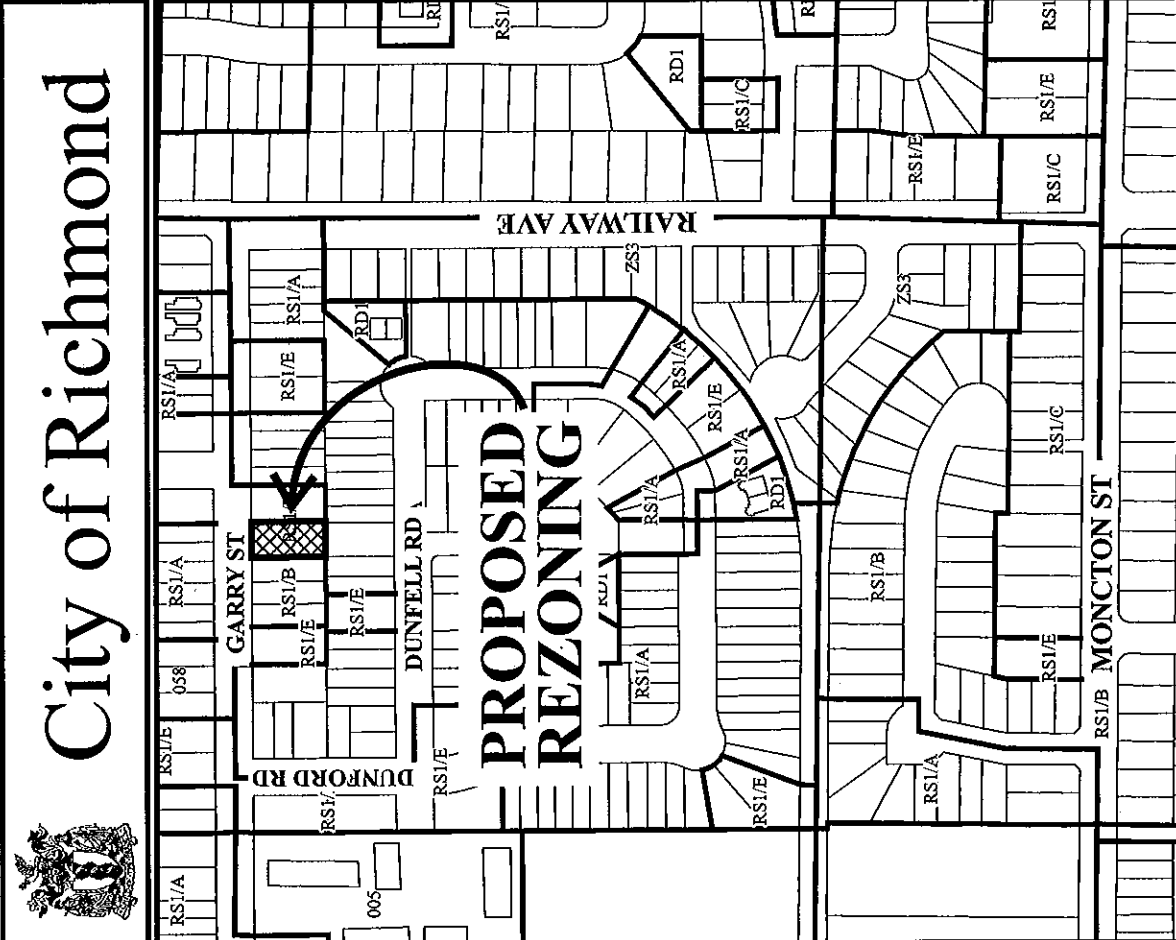
Edwin Lee
Planning Technician - Design

EL:rg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5471
- Attachment 4: Tree Survey
- Attachment 5: Retention Plan
- Attachment 6: Rezoning Considerations Concurrence

4611	4631	4651	4671
9.66	11.48	10.06	10.06
12.09	12.09	12.09	19.51
4600	4620	4640	4800
12.09	12.09	12.98	19.51
20.12	9.45	10.67	18.29
			9.14
			9.14
			18.83

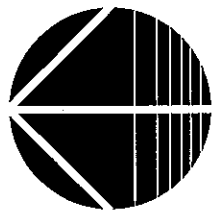
GARRY ST



PROPOSED REZONING

Original Date: 01/29/10
 Revision Date:
 Note: Dimensions are in METRES

RZ 10-508885





RZ 10-508885

Original Date: 01/29/10

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 10-508885

Attachment 2

Address: 4800 Garry Street

Applicant: Raman Kooner

Planning Area(s): Steveston (Schedule 2.4)

	Existing	Proposed
Owner:	0870068 B.C. Ltd.	To be determined
Site Size (m²):	Approx 772 m ² (8,310 ft ²)	Two lots – each approximately 387 m ² (4,165 ft ²)
Land Uses:	One (1) single-family dwelling	Two (2) single-family dwellings
OCP Designation:	Generalized Land Use Map designation – "Neighbourhood Residential"	No change
Area Plan Designation:	Single-Family	No change
702 Policy Designation:	Policy 5471 permits subdivision to "Single Detached (RS1/A)" along this section of Garry Street.	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/A)
Number of Units:	1	2

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 – Landscaping:	Min. 20%	Min. 20%	none
Lot Size (min. dimensions):	270 m ²	387 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):	Max. 2 ½ storeys	max. 2 ½ storeys	none
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted

Other: Tree replacement compensation required for loss of significant trees.



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council – July 29, 2002

POLICY 5471

File Ref: 4045-00

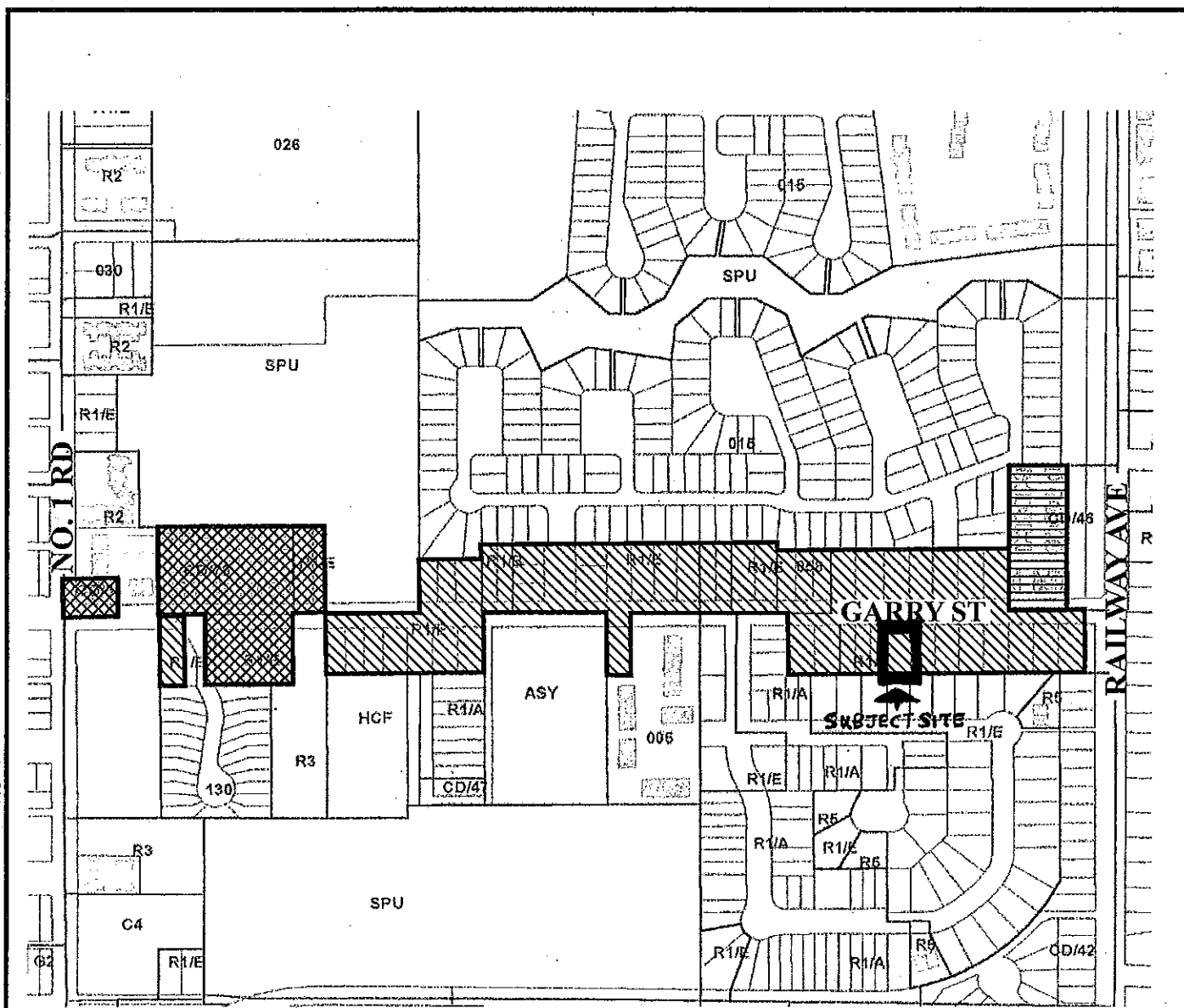
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 2-3-7**POLICY 5471:**



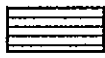
The following policy establishes lot sizes for properties along **Garry Street, between No. 1 Road and Railway Avenue** (in a portion of Section 2-3-7):

That properties located along Garry Street between No. 1 Road and Railway Avenue, in a portion of Section 2-3-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District Subdivision Area A (R1/A) in Zoning and Development Bylaw 5300 provided that no new accesses are created onto Railway Avenue and No. 1 Road; and

That properties located at 4771, 4109, 4111, 4211, 4160, 4180, 4011 Garry Street and the north-westerly portion of 4200 Garry Street be deemed eligible for townhouse development; and

That this policy 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.



-  Rezoning would be permitted to R1/A.
(9 m or 29.527 ft. Wide lots)
-  Townhouse or single-family lots.
-  16 detached townhouse units that resemble single-family homes.



Policy 5471
Section 02-3-7

Original Date: 07/29/02

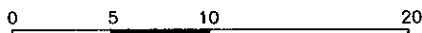
Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 56 SECTION 2
BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 31520**

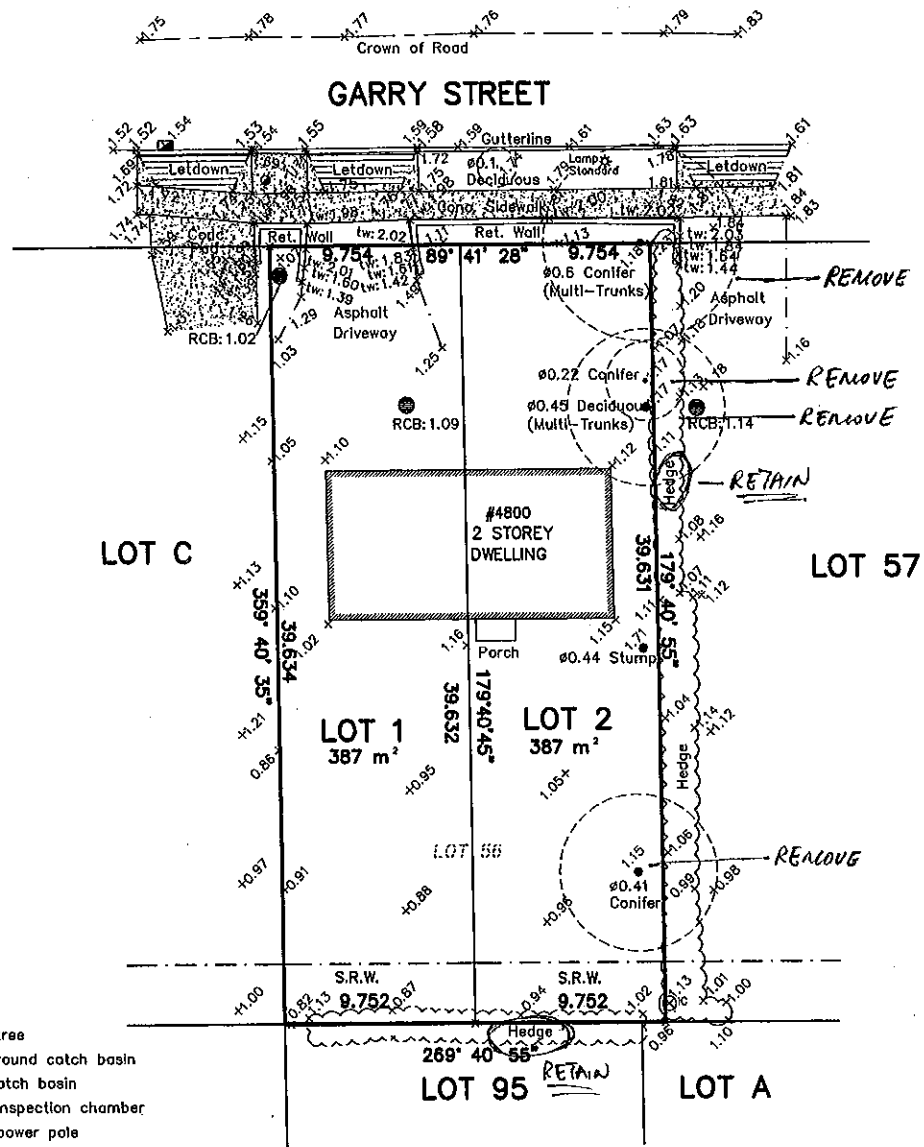
#4800 GARRY STREET
RICHMOND, B.C.
P.I.D 003-783-910

SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

ATTACHMENT 4



LEGEND:

- denotes tree
- denotes round catch basin
- denotes catch basin
- ⊗ denotes inspection chamber
- denotes power pole

© copyright
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: office@jctam.com
Website: www.jctam.com
Job No. 3830
FB-144 P102-103, FB-147 P28-29
Drawn By: TH

NOTE:

Elevations shown are based on City of Richmond HPN
Benchmark network.
Benchmark: HPN #205, Control Monument 77H4827
Located at CL Railway Ave & Garry St
Elevation = 1.044 metres


CERTIFIED CORRECT:

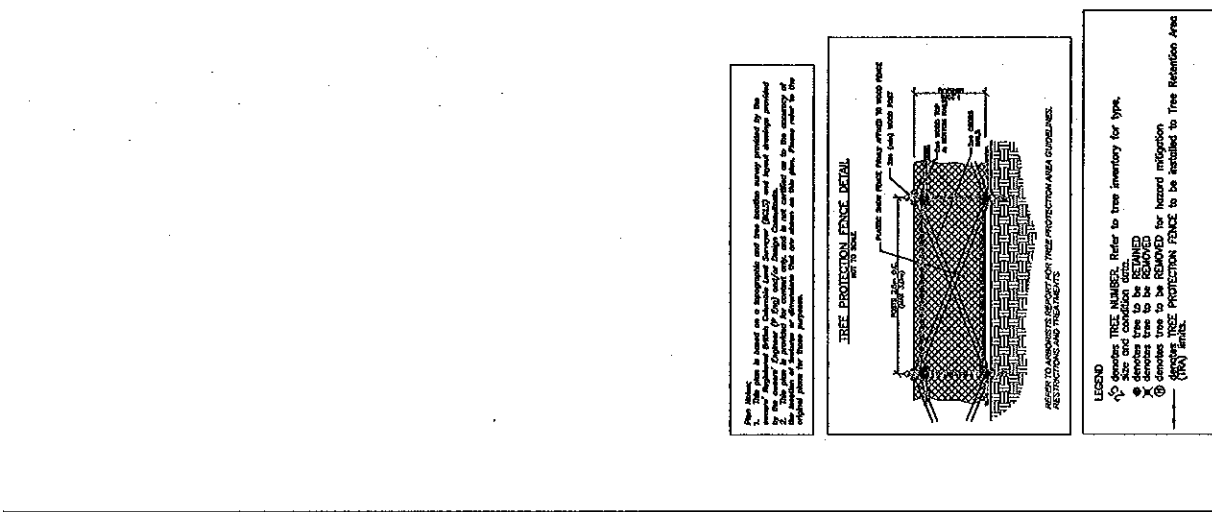
(Signature)
JOHNSON C. TAM, B.C.L.S.

NOVEMBER 16th, 2009

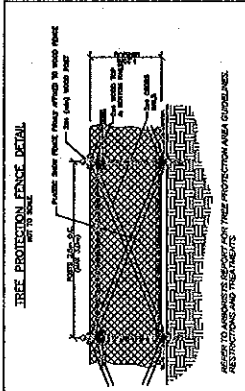
DWG No. 3830-TOPO

PLN-52

 <p>ARBORTECH CONSULTING LTD Suite 200 - 3740 Chatham Street Richmond, BC, Canada V7E 2Z3 P 604 275 3484 F 604 275 9554 email: trees@arbortech.co.ca</p>	<p>Client: RAY JOHAL - RAHMAN KOONER</p>	<p>Project: PROPOSED 2 LOT SUBDIVISION</p>	<p>Address: 4800 GARRY STREET, RICHMOND</p>	<p>Date: 16 DECEMBER 2009</p>	<p>Our File: 09202</p>	
	<p>Muni File: XXX</p>	<p>Scale: 1:250</p>	<p>ARBORTECH CONSULTING LTD Suite 200 - 3740 Chatham Street Richmond, BC, Canada V7E 2Z3 P 604 275 3484 F 604 275 9554 email: trees@arbortech.co.ca</p>			
	<p>ARBORTECH CONSULTING LTD Suite 200 - 3740 Chatham Street Richmond, BC, Canada V7E 2Z3 P 604 275 3484 F 604 275 9554 email: trees@arbortech.co.ca</p>					
	<p>ARBORTECH CONSULTING LTD Suite 200 - 3740 Chatham Street Richmond, BC, Canada V7E 2Z3 P 604 275 3484 F 604 275 9554 email: trees@arbortech.co.ca</p>					



NOTE:
Excavation for site preparation will require the on-site supervision of the project arborist to undertake root pruning for the protection of Hedge B.



LEGEND

- denotes TREE NUMBER. Refer to tree inventory for type.
- denotes trees to be RETAINED
- ✕ denotes trees to be REMOVED
- ⊗ denotes trees to be REMOVED for hazard mitigation
- ⊙ denotes trees to be REMOVED for hazard mitigation
- ⊕ denotes trees to be REMOVED for hazard mitigation

RETENTION FENCE TO BE INSTALLED TO TREE RETENTION AREA

Rezoning Considerations

**4800 Garry Street
RZ 10-508885**

Prior to final adoption of Zoning Amendment Bylaw 8638, the developer is required to complete the following:

1. 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.

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 voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$9) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

2. Registration of a flood indemnity covenant on title.
3. Submission of a Landscaping Security to the City of Richmond in the amount of \$4,000 (\$500/tree) for the planting and maintenance of eight (8) replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Trees
2	6 cm		3.5 m
4	9 cm		5.0 m
2	11 cm		6.0 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.

4. 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 the trees and/or hedgerows 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.

Prior to approval of Subdivision, the developer is required to do the following:

1. Payment of Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Installation of appropriate tree protection fencing around all trees and/or hedgerows to be retained on site and/or on adjacent properties prior to any construction activities, including building demolition, occurring on-site.

[Signed original on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 8638 (RZ 10-508885)
4800 GARRY 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 Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it SINGLE DETACHED (RS2/A).

P.I.D. 003-783-910

Lot 56 Section 2 Block 3 North Range 7 West New Westminster District Plan 31520

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8638".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and requirements.

CITY OF RICHMOND APPROVED by [signature] APPROVED by Director or Solicitor [signature]

MAYOR

CORPORATE OFFICER