



To: Planning Committee **Date:** March 10, 2008
From: Brian J. Jackson **File:** ZT 07-397105
 Director of Development
Re: **Application by City of Richmond for a Zoning Text Amendment to 780 Lancaster Crescent**

Staff Recommendation

That Bylaw No. 8337, to amend Comprehensive Development District (CD/125) by revising the intent of the zoning district and provisions on use, minimum and maximum setbacks from property lines, maximum heights, and minimum lot size, be introduced and given first reading.

Brian Jackson
 Brian J. Jackson

Director of Development
 BJ:el

| FOR ORIGINATING DEPARTMENT USE ONLY | | |
|-------------------------------------|--|--------------------------------|
| ROUTED TO: | CONCURRENCE | CONCURRENCE OF GENERAL MANAGER |
| Real Estate Services..... | Y <input checked="" type="checkbox"/> N <input type="checkbox"/> | |

Staff Report

Origin

The City of Richmond has applied to amend Comprehensive Development District (CD/125) in order to remove the Fire Hall use and to reduce the minimum lot width and size permitted under the current CD/125 to facilitate a 2-lot subdivision for single-family use at 780 Lancaster Crescent (**Attachment 1**).

Background

The subject site was rezoned to CD/125 from Single-Family Housing District, Subdivision Area E (R1/E) in November 2001 in order to accommodate the then legal non-conforming fire hall and a temporary additional building. It was anticipated that the fire hall site and the unopened Handley Avenue road allowance to the east would be deemed surplus to city needs and would be offered for sale for single-family residential uses once the fire hall is relocated.

The fire hall was relocated to Russ Baker Way in April 2007 and the City of Richmond is proposing to consolidate a portion of the unopened Handley Avenue with the subject site to create two (2) single-family residential lots.

Since the subject property is no longer needed for fire hall use, the City of Richmond is proposing to amend the intent and removal of all provisions related to fire hall use under CD/125. In addition, since the developable area on the Handley Avenue road allowance is restricted by an existing gas line, the width and size of the consolidated residential site has been reduced. Therefore, the City is proposing to reduce the minimum lot width and lot size requirements to facilitate the planned 2-lot subdivision (**Attachment 2**).

Closure of a portion of Handley Avenue through a Highway Closure and Removal of Highway Dedication Bylaw will be required prior to subdivision. The Road Closure is subject to a separate report from Real Estate Services.

Findings of Fact

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

Surrounding Development

To the North: Across Lancaster Crescent, Airport Road, and Catalina Crescent, older single-family dwellings on legal non-conforming Single-Family Housing District, Subdivision Area E (R1/E) lots with an average lot frontage of 15.24 m and an average lot width of 14.20 m.

To the East: Across the unopened Handley Avenue, older single-family dwellings on Single-Family Housing District, Subdivision Area E (R1/E) lots with an average lot frontage of 15.24 m and an average lot width of 15.85 m.

To the South: New Sea Island Fire Hall on a portion of City owned property fronting Russ Baker Way that is zoned Airport District (AIR) and School & Public Use District (SPU), and is partially designated an Environmentally Sensitive Area (ESA).

To the West: On the south side of Lancaster, older single-family dwellings on legal non-conforming Single-Family Housing District, Subdivision Area E (R1/E) lots with an average lot frontage of 15.24 m and an average lot width of 14.15 m.

Related Policies & Studies

Official Community Plan (OCP) Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is located within the Aircraft Noise Sensitive Development (ANSD) Policy Area. As the site is affected by Airport Noise Contours, the development is required to register a covenant prior to final adoption of the rezoning bylaw.

Staff Comments

Tree Preservation

A Tree Survey (**Attachment 4**) submitted by the City indicates the location of seven (7) trees and three (3) rows of hedges:

- two (2) bylaw-sized trees, two (2) undersized tree, and two (2) rows of hedge on the subject property and the part road to be closed;
- one (1) undersized trees on the adjacent property to the west (740 Lancaster Crescent); and
- two (2) bylaw-sized street trees and one (1) row of hedge on the Handley Avenue right of way.

An Arborist's report prepared by the City Arborist has been submitted in support of the application. Based on the comments of the Arborist Report, staff support the removal of one Mountain Ash tree on site due to poor health and two (2) rows of hedges on site due to conflict with the proposed development.

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), and the size requirements for replacement trees in the Tree Protection Bylaw No. 8057, two (2) replacement trees each at a minimum of 11 cm calliper size are required. Real Estate Services will ensure that the two (2) replacement trees will be planted as part of the future development on the subject site.

A portion of the hedge being proposed to be removed is located on the City's boulevard. Parks Operations Section staff has reviewed the Arborist Report and have no concerns on the proposed removal. However, the City may need to plant replacement trees or hedges on the boulevard. Removal and replanting of boulevard trees will be at the City's cost.

Since the Yew tree located in the middle of the site along the west property line is in "good" condition, retention of this tree is required despite of the potential impact to the configuration of the future dwelling. As a condition of rezoning, a Restrictive Covenant for Tree Protection must be registered on title in order to preserve the Yew tree. The Restrictive Covenant will include language to ensure all structures on the future western lot are setback from the Tree Protection Zone as identified by City's standards or by a certified Arborist.

As a condition of rezoning, or prior to demolition of the existing dwelling on the subject property (whichever occurs first), tree protection barriers must be installed around the Yew tree on the subject site and the apple tree on the adjacent property to the west (740 Lancaster Crescent) and along the proposed east property line.

Site Servicing

No Servicing concerns.

Flood Indemnity Covenant

In accordance with the City's Interim Flood Management Strategy, a Flood Indemnity Covenant is required as a condition of rezoning.

Handley Avenue Pathway

The reduced width Handley Avenue will not be developed as a road, rather Parks, Recreation & Cultural Services Department have indicated that it will be a foot and bike path only with vehicular use restricted to emergency vehicles.

Analysis

Removal of Fire Hall Use

This application is being made by the City of Richmond's Real Estates Services Section in order to facilitate a 2-lot single-family subdivision. Since the subject site is the only site in the City zoned CD/125 and in order to avoid any confusion for the potential buyers, the City is proposing to revise the intent of CD/125 and to remove all provisions related to fire hall use. The proposed amendment will have no impact to any other properties in the City and no impact to the other uses allowed under this comprehensive development district.

Reduction of Minimum Lot Width and Lot Size

Although all single-family lots in Burkeville are zoned Single-Family Housing District, Subdivision Area E (R1/E), most of the properties are legal non-conforming R1/E lots. The average lot frontage of the properties on Lancaster Crescent and Catalina Crescent is 15.24 m (50.0 ft.). The actual lot width of these lots are ranging from 14.15 m (46.4 ft) to 15.85 m (52 ft.). In addition, the lot size of many single-family lots on Lancaster Crescent and Catalina Crescent are less than the minimum required lot area under R1/E zone (550m²). In fact, the lot frontage, lot width, and lot size of the adjacent property to the west of the subject site (740 Lancaster Crescent) is approximately 15.24 m (50.0 ft.), 14.15 m (46.4 ft), and 539 m² (5,802 ft²) respectively.

The proposed lot frontage of 15.0 m (49.213 ft.), lot width of 13.68 m (4.873 ft.), lot size of 520 m² (5,597.41ft²) are considered consistent with the existing developments in the general area. It was identified in the previous rezoning report that two single-family lots could potentially be developed at this location once the fire hall is relocated. These uses are consistent with the OCP designation for the area and adjacent uses in Burkeville.

Staff have no objections to the proposed reduction of the minimum lot width requirement from 18 m (59.055 ft.) to 13.50 m (44.291 ft.) and the minimum lot area from 550 m² (5,92.34 ft²) to 520 m² (5,597.41ft²) in order to facilitate a 2-lot subdivision at this location.

Financial Impact

None.

Conclusion

The major amendments to Comprehensive Development District (CD/125) zone are outlined in this report. These amendments will facilitate a 2-lot subdivision which would be consistent with the character of the existing Burkeville neighbourhood. On this basis, staff supports the application.



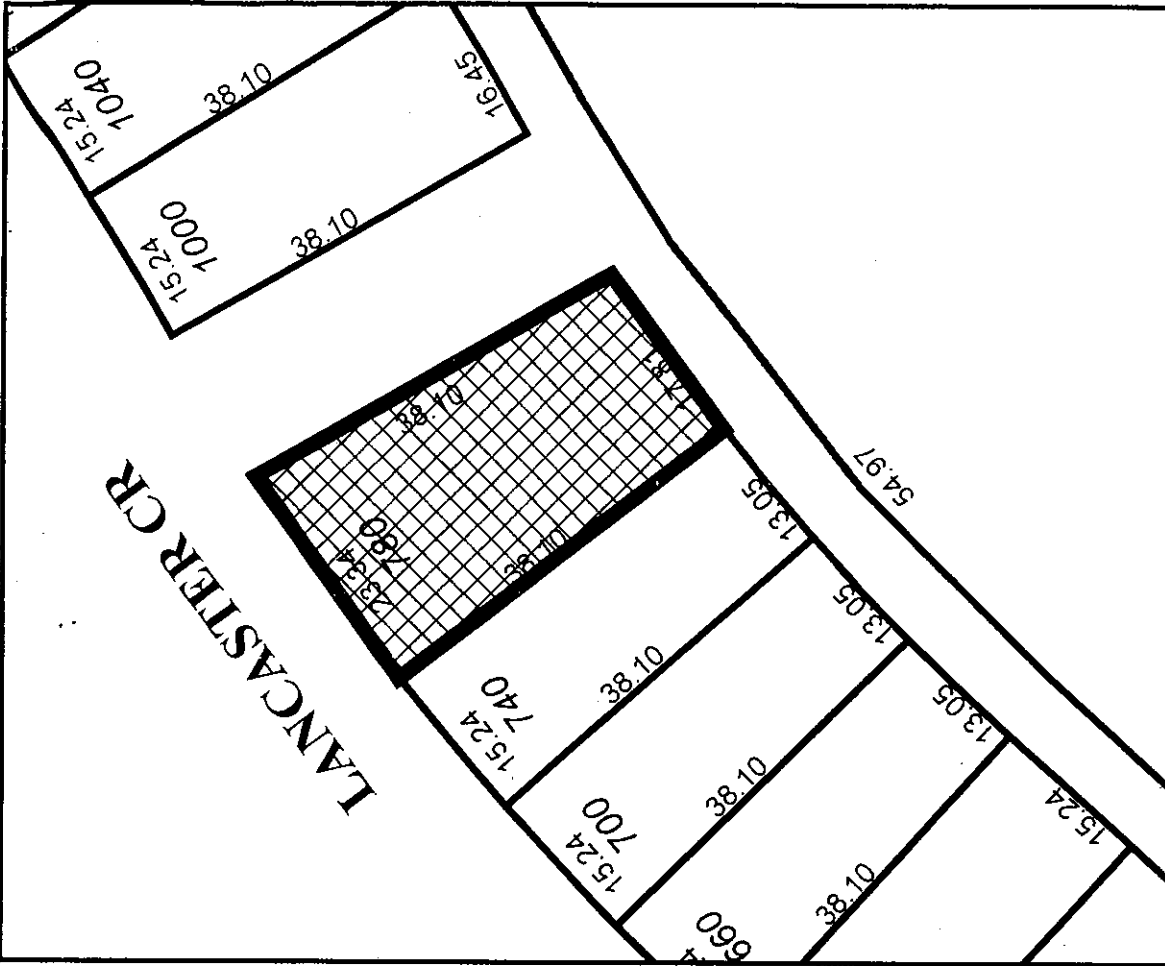
Edwin Lee
Planning Technician - Design

EL:rg

- Attachment 1: Location Map
- Attachment 2: Proposed Subdivision Layout
- Attachment 3: Development Application Data Sheet
- Attachment 4: Tree Survey

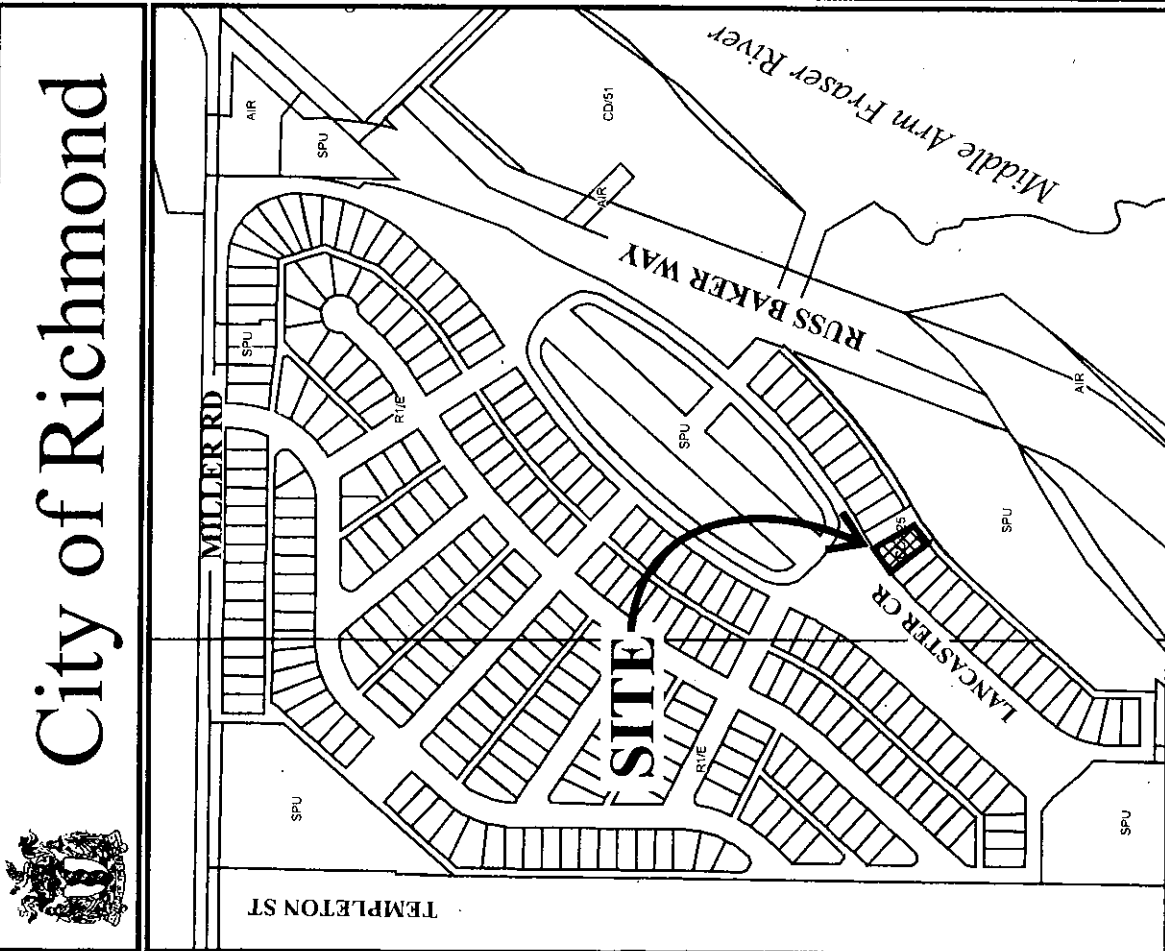
The following must be completed prior to final adoption of the rezoning bylaw:

1. Registration of an Aircraft Noise Sensitive Use Covenant on title;
2. Registration of a Flood Indemnity Covenant;
3. Registration of a Tree Preservation Covenant; and
4. Installation of appropriate tree protection fencing around the Yew tree on 780 Lancaster Crescent, the Apple tree on the adjacent property to the west (740 Lancaster Crescent), and along the proposed east property line on site prior to final adoption of the rezoning bylaw or any construction activities, including building demolition, occurring on-site.

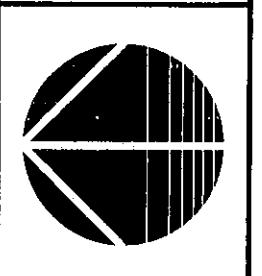


Original Date: 03/10/08
 Revision Date:
 Note: Dimensions are in METRES

ZT 07-397105



City of Richmond





ZT 07-397105

Original Date: 0310/08

Amended Date:

Note: Dimensions are in METRES

PROPOSED SUBDIVISION PLAN OF LOT 17 BLOCK "N"
SECTION 29 BLOCK 5 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT
PLAN 9740

R-07-15392-PROPOSED

PARCEL IDENTIFIER: 011-423-129

CURRENT ADDRESS:
780 LANCASTER CRESCENT
RICHMOND, B.C.

SCALE 1:300
DIMENSIONS ARE IN METRES
UNLESS NOTED OTHERWISE

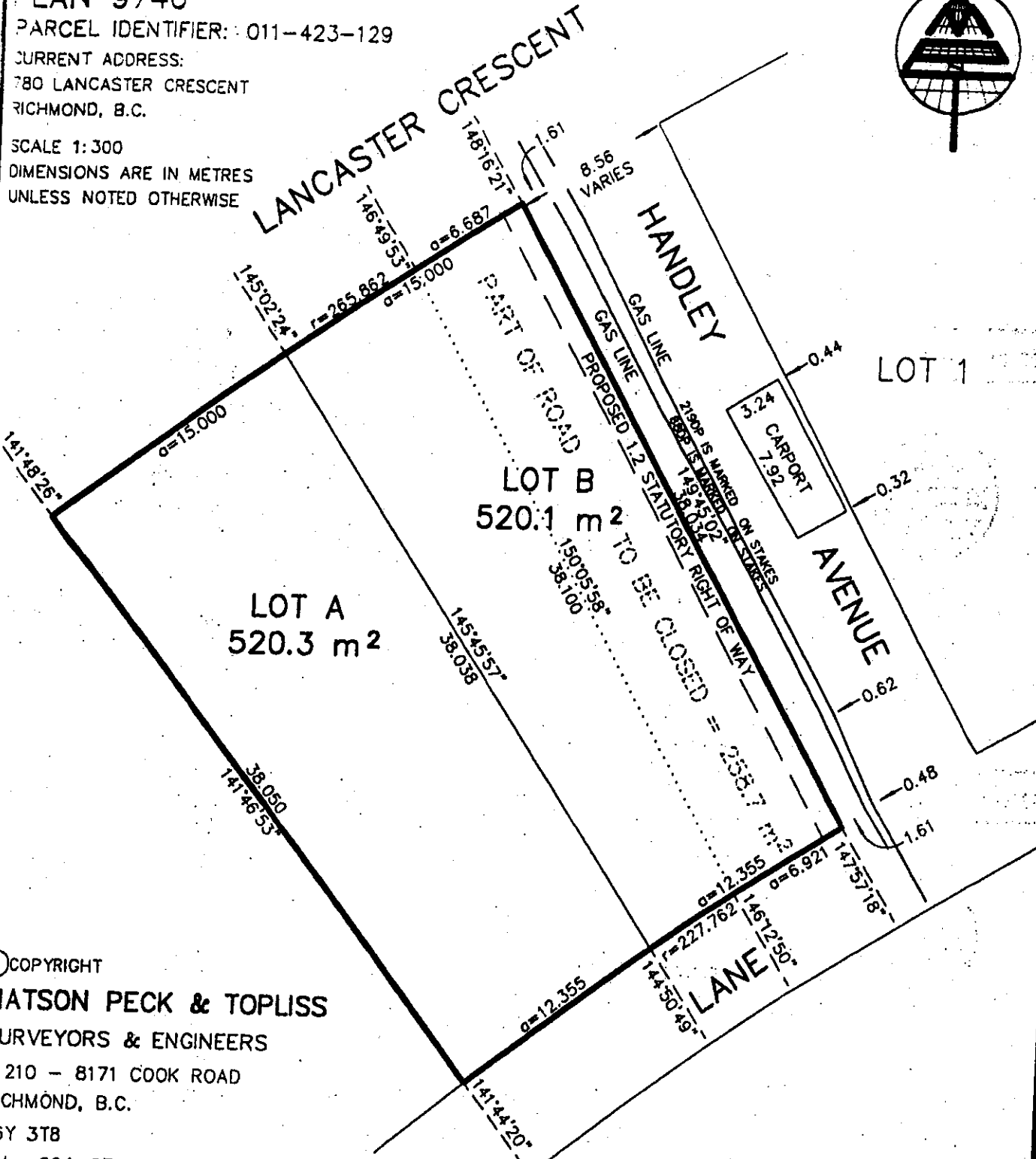


LANCASTER CRESCENT

HANDLEY AVENUE

AVENUE

LANE



LOT 1

LOT A
520.3 m²

LOT B
520.1 m²

3.24 CARPORT
7.92

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MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
210 - 8171 COOK ROAD
RICHMOND, B.C.
6Y 3T8
H: 604-270-9331
AX: 604-270-4137

AGENT REF: CITY OF RICHMOND

PLAN PREPARED: MARCH 29, 2007

R-07-15392-PROPOSED

CADFILE 15392-PROPOSED-FLX



City of Richmond

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

**Development Application
 Data Sheet**

ZT 07-397105

Attachment 3

Address: 780 Lancaster Crescent

Applicant: City of Richmond

| | Existing | Proposed |
|-----------------------------------|--|---|
| Owner: | City of Richmond | To be determined |
| Site Size (m²): | 783 m ² (8,428 ft ²) | Two (2) lots – each approximately 520 m ² (5,597 ft ²) – after consolidation with the unopened road right of way |
| Land Uses: | One (1) Fire Hall | Two (2) single-family dwellings |
| OCP Designation: | Generalized Land Use Map – Neighbourhood Residential | No change |
| 702 Policy Designation: | N/A | No change |
| Zoning: | Comprehensive Development (CD/125) | No change |
| Number of Units: | 0 | 2 |
| 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. 45% | Max. 45% | none |
| Lot Size (min. dimensions): | 520 m ² | 520 m ² | none |
| Setback – Front & Rear Yards (m): | Min. 6 m | Min. 6 m | none |
| Setback – Side Yard: | Min. 1.2 m | Min. 1.2 m | none |
| Setback – Flanking Side Yard: | Min. 3 m | Min. 3 m | none |
| Height (m): | 2.5 storeys | 2.5 storeys | none |

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

SURVEY PLAN LOT 17 BLOCK "N" SECTION 29 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 9740

R-07-15392-TREE

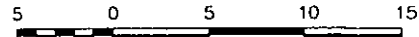
PLAN SHOWS PROPOSED PART ROAD CLOSURE
AND PROPOSED 2 LOT SUBDIVISION

PARCEL IDENTIFIER (PID): 011-423-129

CIVIC ADDRESS

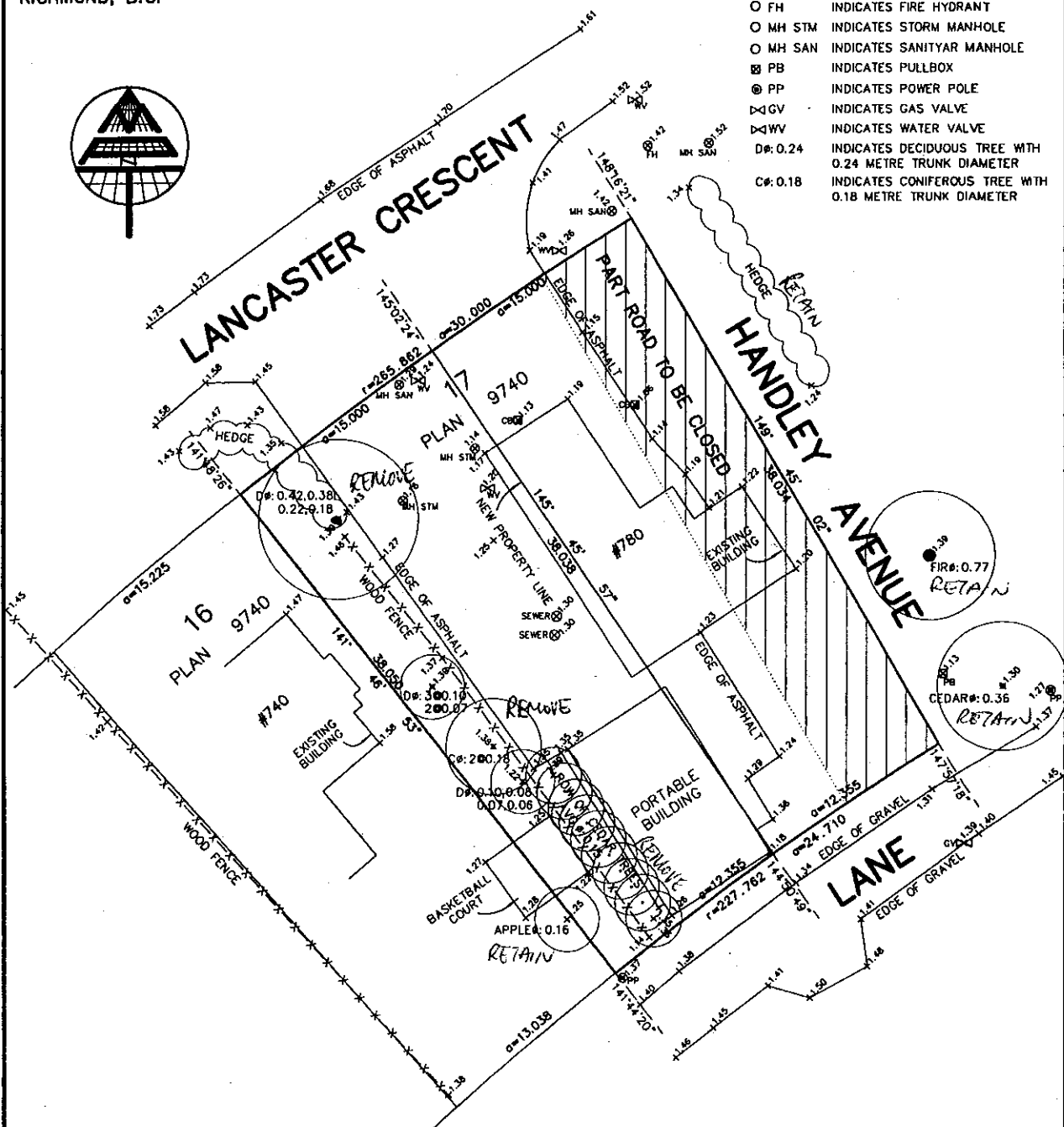
#780 LANCASTER CRESCENT
RICHMOND, B.C.

LEGEND
SCALE 1:250



ALL DISTANCES ARE IN METRES.

- X 1.01 INDICATES SPOT ELEVATION
- CB INDICATES CATCH BASIN
- FH INDICATES FIRE HYDRANT
- MH STM INDICATES STORM MANHOLE
- MH SAN INDICATES SANITARY MANHOLE
- ⊠ PB INDICATES PULLBOX
- ⊙ PP INDICATES POWER POLE
- ⊗ GV INDICATES GAS VALVE
- ⊗ WV INDICATES WATER VALVE
- Dφ: 0.24 INDICATES DECIDUOUS TREE WITH 0.24 METRE TRUNK DIAMETER
- Cφ: 0.18 INDICATES CONIFEROUS TREE WITH 0.18 METRE TRUNK DIAMETER



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#210 - 8171 COOK ROAD
RICHMOND, B.C.
V6Y 3T8
PH: 604-270-9331
FAX: 604-270-4137
CADFILE: 15392-004-TREE-000.FLX

NOTES:

- ELEVATIONS ARE TO RICHMOND GEODETIC DATUM AND ARE DERIVED FROM RICHMOND CITY BENCHMARK, ROAD SIDE NUT ON FIRE HYDRANT AT THE SOUTHWEST CORNER OF CATALINA CRESCENT AND HANDLEY AVENUE. ELEVATION=2.223 METRES
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS.
- TREES ARE SHOWN ACCORDING TO CITY OF RICHMOND BYLAW No. 8014

CERTIFIED CORRECT
THIS 1ST DAY OF NOVEMBER, 2007

B.C.L.S.

R-07-15392-TREE

CLIENT REF: CITY OF RICHMOND

DATE OF SURVEY: OCTOBER 31, 2007

ATTACHMENT 4



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8337 (ZT 07-397105)
780 LANCASTER CRESCENT**

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

- 1. Richmond Zoning and Development Bylaw 5300 is amended by:
 - i. Repealing the intent statement under Section 291.125 Comprehensive Development District (CD/125) and replacing it with the following:
"The intent of this zoning district is to accommodate a single-family dwelling."
 - ii. Deleting Fire Hall use from Section 291.125.1.
 - iii. Repealing Section 291.125.4.03.
 - iv. Repealing Section 291.125.5.02.
 - v. Repealing Section 291.125.6.02 thereof and replacing it with the following:
"The minimum dimensions and area of a lot which may be created by subdivision must be:
 - a) Minimum Frontage: 7.5 m (24.606 ft.)
 - b) Minimum Width of Lot: 13.5 m (44.291 ft.)
 - c) Minimum Depth of Lot: 24 m (78.740 ft.)
 - d) Minimum Area: 520 m² (5,597.41 ft²)"

2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8337**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENT SATIFIED

ADOPTED

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

MAYOR

CORPORATE OFFICER