



**City of Richmond**  
Planning and Development Department

**Report to Committee**


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**To:** Planning Committee **Date:** March 12, 2007  
**From:** Jean Lamontagne **File:** RZ 06-333717  
Director of Development  
**Re:** **Application by Elegant Development Inc. for Rezoning at  
2431 McKessock Avenue from Single-Family Housing District,  
Subdivision Area D (R1/D) to Single-Family Housing District,  
Subdivision Area B (R1/B)**

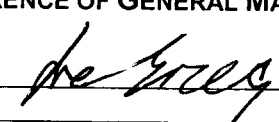
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**Staff Recommendation**

That Bylaw No. 8218, for the rezoning of 2431 McKessock Avenue from "Single-Family Housing District, Subdivision Area D (R1/D)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

  
Jean Lamontagne  
Director of Development

EL:blg  
Att.

<b>FOR ORIGINATING DEPARTMENT USE ONLY</b>
<b>CONCURRENCE OF GENERAL MANAGER</b> 

## Staff Report

### Origin

Elegant Development Inc has applied to the City of Richmond for permission to rezone 2431 McKessock Avenue (**Attachment 1**) from Single-Family Housing District, Subdivision Area D (R1/D) to Single-Family Housing District, Subdivision Area B (R1/B) in order to permit the property to be subdivided into three (3) 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 property is surrounded by single-family homes on properties zoned Single-Family Housing District, Subdivision Area D (R1/D).

### Related Policies & Studies

#### Bridgeport Area Plan

The subject property is located within the Bridgeport Area Plan, Schedule 2.12 of the Official Community Plan (OCP). The West Bridgeport Land Use Map in the Bridgeport Area Plan designates the subject property for “Residential (Single-Family)”.

#### Lot Size Policy 5448

The subject property also falls within the area covered by Single-Family Lot Size Policy 5448 (**Attachment 3**). This Policy was adopted in 1991 and permits subdivision of lots fronting an internal street to a Single-Family Housing District, Subdivision Area B (R1/B) (minimum 12 m or 39.4 ft. wide).

#### OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is located within the Aircraft Noise Sensitive Development (ANSD) Policy Area within a designation that permits new single-family development that is support by an existing Lot Size Policy. 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 and Replacement

A Tree Survey (**Attachment 4**) has been submitted by the applicant indicating the location of 19 trees on site and two (2) trees on the adjacent property to the north. The applicant has submitted Arborist’s Reports, which identifies tree species, evaluates the current condition of trees on site and provides recommendations on retention, relocation, and removal (**Attachment 5**). Tree Preservation staff have reviewed the Arborist Report and concurred with the recommendations made by the Arborist. The following table summarizes the findings of the Arborist Report:

**Tree Summary Table**

<b>Item</b>	<b>Number of Trees</b>	<b>Compensation Rate</b>	<b>Compensation Required</b>	<b>Comments</b>
<b>Total on site bylaw trees</b>	13	-	-	-
<b>Bylaw trees to be removed</b>	10	2:1	20	To be removed due to conflicts with proposed building locations, or poor health of the tree.
<b>Trees to be retained, based on current site plan</b>	2	-	-	-
<b>Trees to be transplant on site</b>	1	-	-	-

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP) and according to the size of replacement tree requirement of the Tree Protection Bylaw No. 8057, 20 replacement trees are required. Considering the effort to be made by the applicant to transplant a Monkey Puzzle tree from the permitted building envelope to the front yard of the future lot, staff are recommending a relaxation of three (3) replacement trees as an incentive to transplanting based on the estimated cost to relocate this tree. As a result, 17 replacement trees are required: seven (7) at 6 cm calliper, eight (8) at 8 cm calliper, and two (2) at 9 cm calliper. In order to ensure that the landscaping works are undertaken, the City would require a Landscaping Security in the amount of \$8,500 for planting of the 17 replacement trees on-site prior to final adoption of the rezoning bylaw. If replacement trees can not be accommodated on-site, the applicable portion of the Landscaping Security will be converted to a contribution in-lieu of planting to the City's Tree Compensation Fund (\$500/tree).

As a condition of this rezoning application, the applicant is required to provide proof of a contract with a company specializing in tree relocation to undertake the transplant of the Monkey Puzzle tree according to the Transplant Guidelines provided in the Arborist's Report. The applicant must also submit a Landscaping Security to the City in the amount of \$2,500 to ensure the successful relocation of the Monkey Puzzle tree prior to final adoption of the rezoning bylaw.

The applicant is also required to install tree protection fencing around the drip line of all trees to be retained on-site and on the neighbouring property to the north (2391 McKessock Avenue). Tree protection fencing must be installed prior to final adoption of the zoning amendment bylaw or demolition of the existing dwelling on the subject property, whichever occurs first, and must remain in place until construction of the future dwellings on the site is complete.

Flood Management

In accordance with the Interim Flood Protection Management Strategy, registration of a Flood Indemnity Covenant on title is required prior to final adoption of the rezoning bylaw.

### Site Servicing

A Storm and Sanitary Capacity Analysis conducted by the applicant's engineering consultant, and reviewed by the City's Engineering Department, has identified an upgrade to the storm system is required. Prior to final approval of the rezoning bylaw, the developer is required to enter into a standard Servicing Agreement for the design and construction of the completion of storm sewer along the west side of McKessock Avenue, which would include a portion of frontage along 2391 and 2451 McKessock Avenue. The design must also include water, storm, and sanitary connections for each lot.

### Subdivision

At subdivision stage, the developer will be required to pay Development Cost Charges (DCCs), Greater Vancouver Sewerage Drainage DCCs, Neighbourhood Improvement Charge (NIC), School Site Acquisition Charge, Address Assignment Fee and Servicing Costs.

### **Analysis**

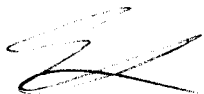
The proposal to rezone and subdivide a portion of the subject property is consistent with overall OCP and Area Plan land use policies for the area, as well as Council's Single-Family Lot Size Policy 5448. Staff have no objection to the proposal.

### **Financial Impact or Economic Impact**

None.

### **Conclusion**

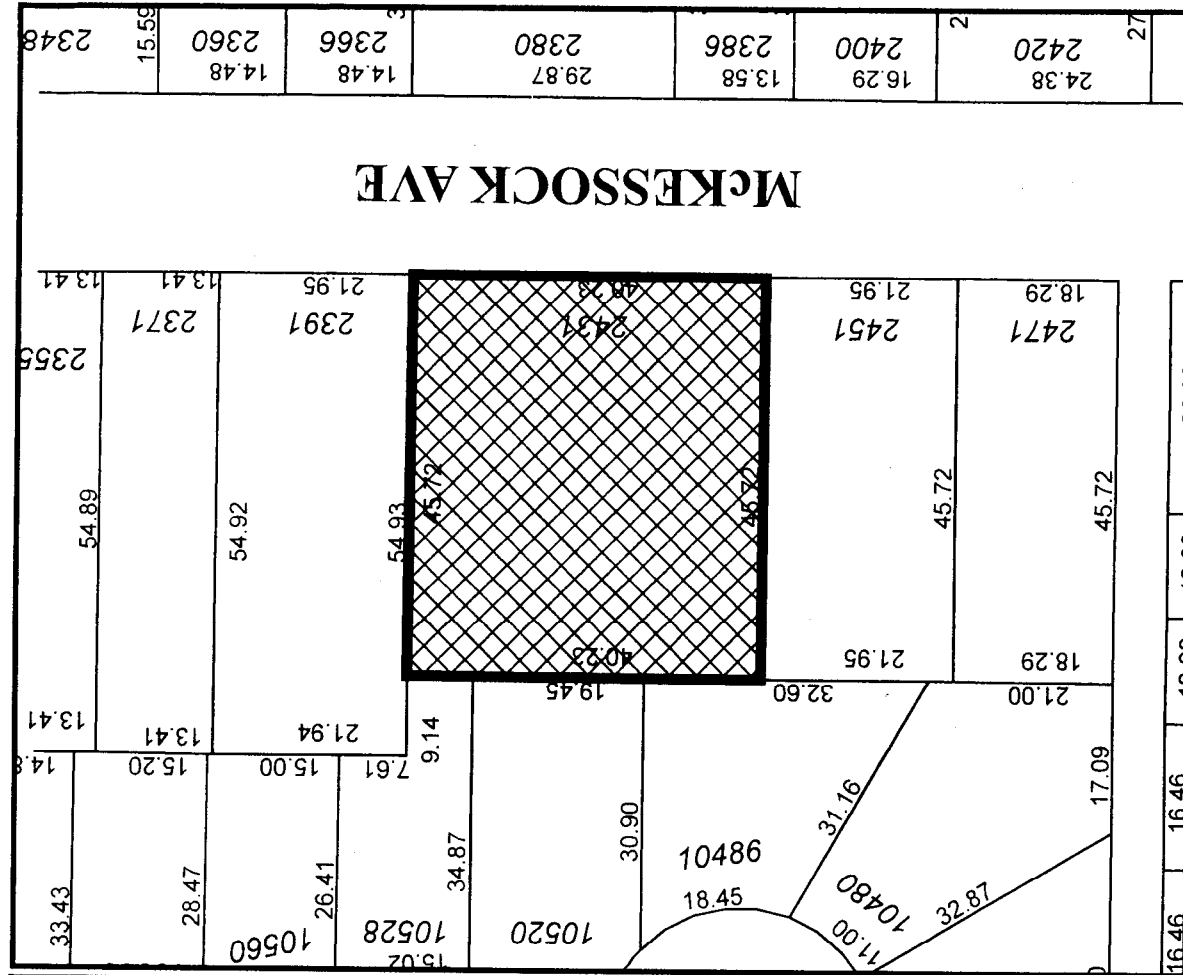
The rezoning application complies with all policies and land use designations contained within the Official Community Plan (OCP) and is consistent with the direction of redevelopment currently ongoing in the surrounding area. On this basis, staff support the application.



Edwin Lee  
*Planning Technician – Design*  
(Local 4121)

EL:blg

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5448
- Attachment 4: Tree Survey
- Attachment 5: Arborist Report
- Attachment 6: Rezoning Considerations



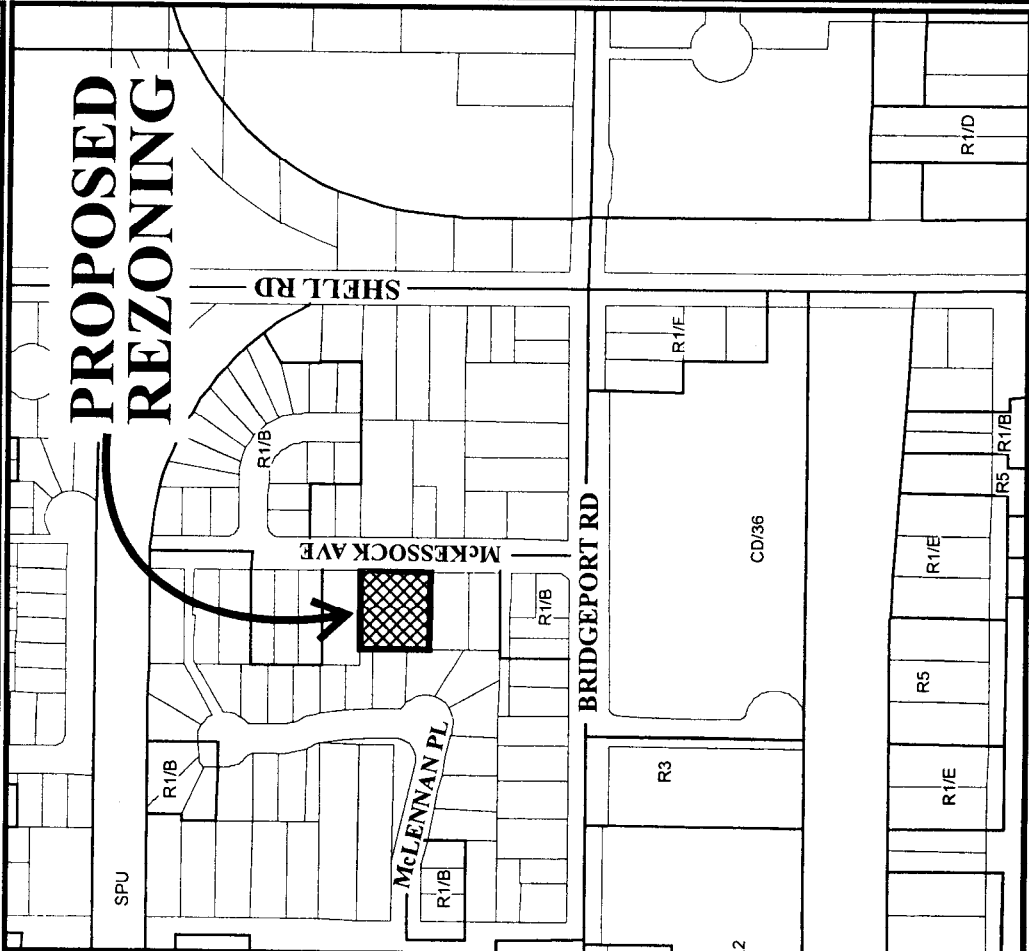
Original Date: 05/23/06

Revision Date:

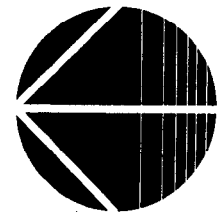
Note: Dimensions are in METRES

# City of Richmond

## PROPOSED REZONING



# RZ 06-333717





RZ 06-333717

Original Date: 05/23/06

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 06-333717**

**Attachment 2**

Address: 2431 McKessock Avenue

Applicant: Elegant Development Inc

Planning Area(s): Bridgeport Area Plan (Schedule 2.12)

	Existing	Proposed
<b>Owner:</b>	Gurmeet Kaur Mann & Arvider Singh Khosa	To be determined
<b>Site Size (m<sup>2</sup>):</b>	1,838 m <sup>2</sup> (19,785 ft <sup>2</sup> )	Three (3) future lots of 613 m <sup>2</sup> 6,595 ft <sup>2</sup> each
<b>Land Uses:</b>	Single-Family Residential	No Change
<b>OCP Designation:</b>	Single-Family Residential	No Change
<b>702 Policy Designation:</b>	Single-Family Housing District, Subdivision Area B (R1/B)	No Change
<b>Zoning:</b>	Single-Family Housing District, Subdivision Area D (R1/D)	Single-Family Housing District, Subdivision Area B (R1/B)
<b>Number of Units:</b>	One (1) single-family detached	Three (3) single-family detached
<b>Other Designations:</b>	Aircraft Noise Sensitive Development Area 2	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	0.55	none permitted
Lot Coverage – Building:	Max. 45%	45%	none
Lot Size (min. dimensions):	360 m <sup>2</sup>	613 m <sup>2</sup>	none
Setback – Front Yard (m):	Min. 6 m	6 m Min.	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Setback – Rear Yard (m):	Min. 6 m	6 m Min.	none
Height (m):	2.5 storeys	2.5 storeys	none

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



# City of Richmond

# Policy Manual

Page 1 of 2

Adopted by Council: September 16, 1991

**POLICY 5448**

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 23-5-6

**POLICY 5448:**

The following policy establishes lot sizes in a portion of Section 23-5-6, bounded by the **Bridgeport Road, Shell Road, No. 4 Road and River Drive:**

That properties within the area bounded by Bridgeport Road on the south, River Drive on the north, Shell Road on the east and No. 4 Road on the west, in a portion of Section 23-5-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, with the following provisions:

- (a) Properties along Bridgeport Road and Shell Road will be restricted to Single-Family Housing District (R1/D) unless there is lane or internal road access in which case Single-Family Housing District (R1/B) will be permitted,
- (b) Properties along No. 4 Road and River Drive will be restricted to Single-Family Housing District (R1/C) unless there is lane or internal road access in which case Single-Family Housing District (R1/B) will be permitted;

and that this policy, as shown on the accompanying plan, 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 changed by the amending procedures contained in the Zoning and Development Bylaw.





Subdivision permitted as per R1/B except:

1. River Drive: **R1/C** unless there is a lane or internal road access, then **R1/B**.
2. Shell Road: **R1/D** unless there is a lane or internal road access, then **R1/B**.
3. No. 4 Road: **R1/C** unless there is a lane or internal road access then **R1/B**.
4. Bridgeport Road: **R1/D** unless there is a lane or internal road access then **R1/B**.

**SUBJECT PROPERTY**



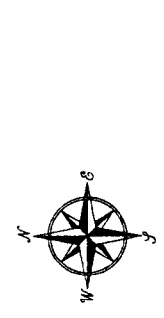
**POLICY 5448**  
**SECTION 23, 5-6**

Adopted Date: 09/16/91

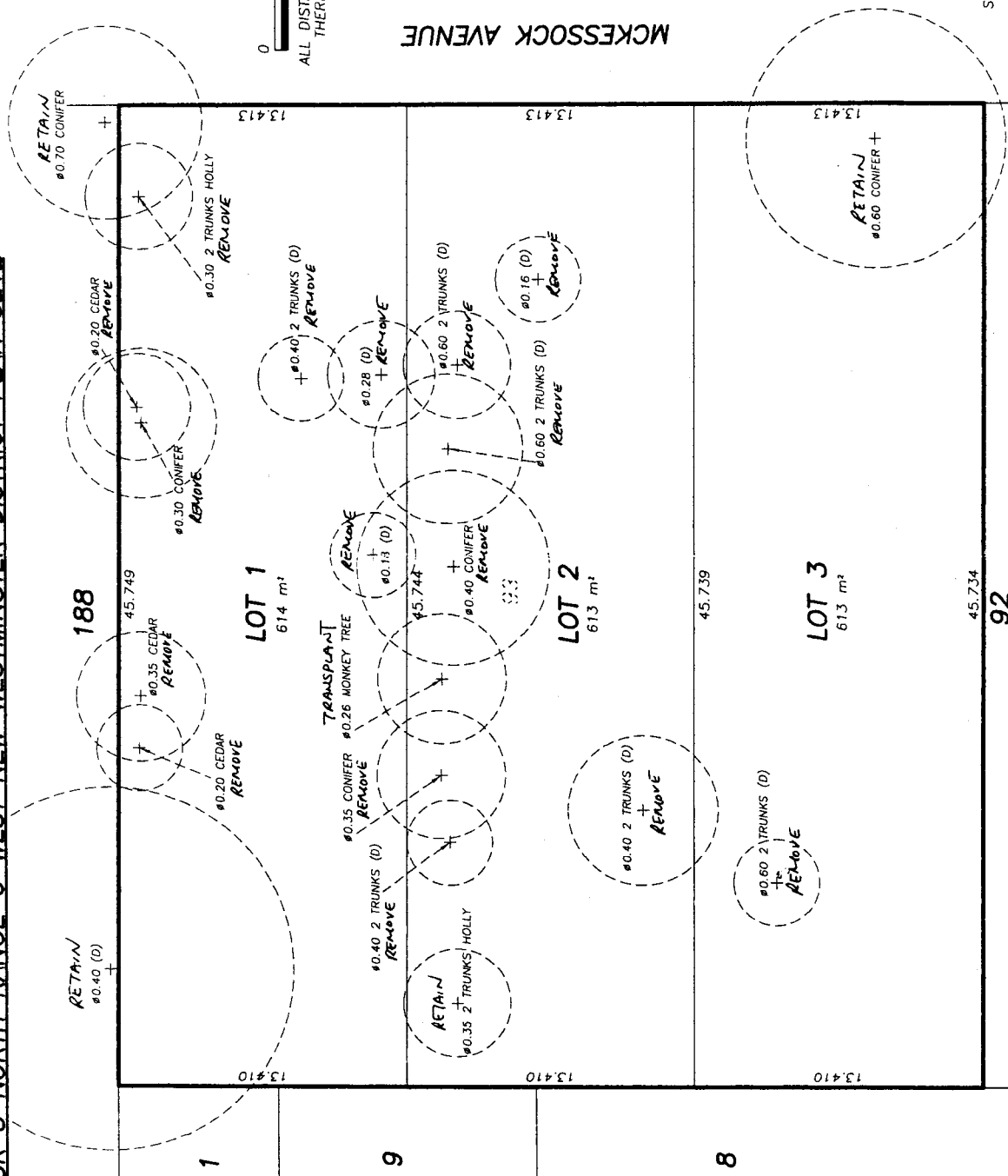
Amended Date:

**PLAN OF TREES SURVEY AND PROPOSED SUBDIVISION OF LOT 93 EXCEPT: PART SUBDIVIDED BY PLAN 596658:  
SECTION 23 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 8212**

#2431 MCKESSOCK AVENUE  
RICHMOND, B.C.  
P.I.D. 011-305-886



SCALE: 1:200  
ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED



LEGEND:  
(D) denotes deciduous tree

Survey completed on March 24th, 2006

© 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: jctam@telus.net  
Job No. 2971  
FB-75 P65-66 FB-70 P31 77  
Drawn By: AW / GB

DWG No. 2971-TREE



**ARBORTECH  
CONSULTING  
LTD**

Suite 200 - 3740 Chatham Street  
Richmond, BC Canada V7E 2Z3

**MEMORANDUM:**

January 15, 2007

File: 06207

Attn.: **Edwin Lee**

**City of Richmond**

address

cc: Rav Bains

Project: **3 Lot Subdivision  
2431 McKessock Road Richmond**

Re: **Tree Retention Assessment**

Dear Mr. Lee,

Pursuant to City of Richmond bylaw requirements, I have undertaken a detailed tree retention assessment for the above referenced site. The project consists of subdividing this existing large lot into 3 new building lots. Please review the enclosed tree retention plan in context with the tree inventory list (below) for the specifications of which trees are proposed to be retained and removed in this development project.

Table 1. Tree Inventory List

Treatment	Tree #	Dbh	Species	Condition	Comments
RETAIN	1	50	Sitka spruce	Fair	Open grown with normal full structure. An asphalt driveway is found on the south side root system. The new driveway for this site should be aligned in the same footprint if possible.
RETAIN	2	75	Douglas-fir	Fair	OFF-SITE tree. Well structured, and healthy. A small subdominant stem was pruned out from the north side of the lower trunk, however good callus wound wood has developed.
Remove	3	18 12	Holly	Poor	Twin stems at the base are joined weakly, and the tree is leaning toward the south at 20%.
Remove	4	26	Apple	Very Poor	Severe decay in the scaffold and trunk due to past heading and advanced age class.
Remove	5	26 18	Hawthorne	Very Poor	Severely hacked by improper pruning resulting in decay through the trunk, and weak union of twin stems at the base of the trunk.
Remove	6	24 24	Plum	Very Poor	Severely hacked by improper pruning resulting in decay through the trunk, and weak union of twin stems at the base of the trunk.
Remove	7	41	Sitka spruce	Poor	This tree has lost its top at 9m high from previous storm damage. There is a slight lean toward the southwest. The lost top will result in decay and weak multiple leaders developing. This tree is also located directly within the building envelope.

TRANSPLANT	8	26	Monkey puzzle	Good	Young tree in good health. This is a valuable tree that is viable as a transplant to a new permanent location within the site. I propose planting it on lot 1 in the front yard as a specimen tree for that lot.
Remove	9	32	Holly	Poor	Multiple stem tree narrow and weak unions at a height of 0.7 and 1.2 m high.
RETAIN	10	13 13 11	Holly	Poor	Narrow unions at base. Retain at discretion only. This is not a valuable tree.
RETAIN	11	39	Cherry	Poor	OFF-SITE tree that has asymmetry, with limbs that overhang the subject site.
Remove	12	23	Western redcedar	Very Poor	Spindly and top heavy with declining health.
Remove	13	34	Colorado spruce	Fair	Sweeping trunk toward the northwest. This tree is located in the building envelope.

Based on the existing tree conditions, and considering the proposed development design, tree #'s 1, 2, 8, 10 and 11 are proposed to be retained. Tree # 8 would need to be transplanted to the front yard of the site to accommodate the building envelope. The remaining trees are proposed to be removed due to their poor health or structural condition or to accommodate the development.

Tree protection alignments are shown on the attached plan, as are the restrictions to be considered in the design and construction of the project.

Thank you for choosing Arbortech for your tree assessment needs. If you require any further information, please call me directly at 604 275 3484 to discuss.

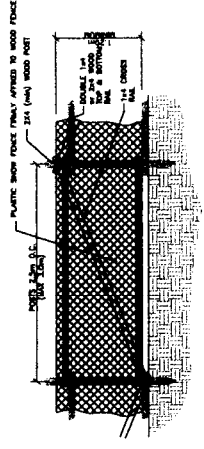
Regards,



Norman Hol,  
 Consulting Arborist  
 ISA Certified Arborist, Certified Tree Risk Assessor, Qualified Wildlife and Danger Tree Assessor

Enclosures; Tree Retention Plan

**TREE PROTECTION FENCE-DETAIL**



**Tree Protection Fencing and Restrictions**  
 The objective of this plan is to protect trees from mechanical damage to trunks, limbs and roots by protected from damage. Note that direct mechanical damage to trunks, limbs and roots cannot be repaired in the field. Therefore, it is essential to avoid damage to trees. The fence must be installed in the field and must be maintained throughout the construction period. Please refer to the drawings or details for the tree without symptoms over an extended period. Please refer to the drawings or details for the tree without symptoms over an extended period. Please refer to the drawings or details for the tree without symptoms over an extended period.

1. The fence shall be constructed in accordance with the details shown in this plan. The fence shall be constructed in accordance with the details shown in this plan. The fence shall be constructed in accordance with the details shown in this plan.

2. The fence shall be constructed in accordance with the details shown in this plan. The fence shall be constructed in accordance with the details shown in this plan. The fence shall be constructed in accordance with the details shown in this plan.

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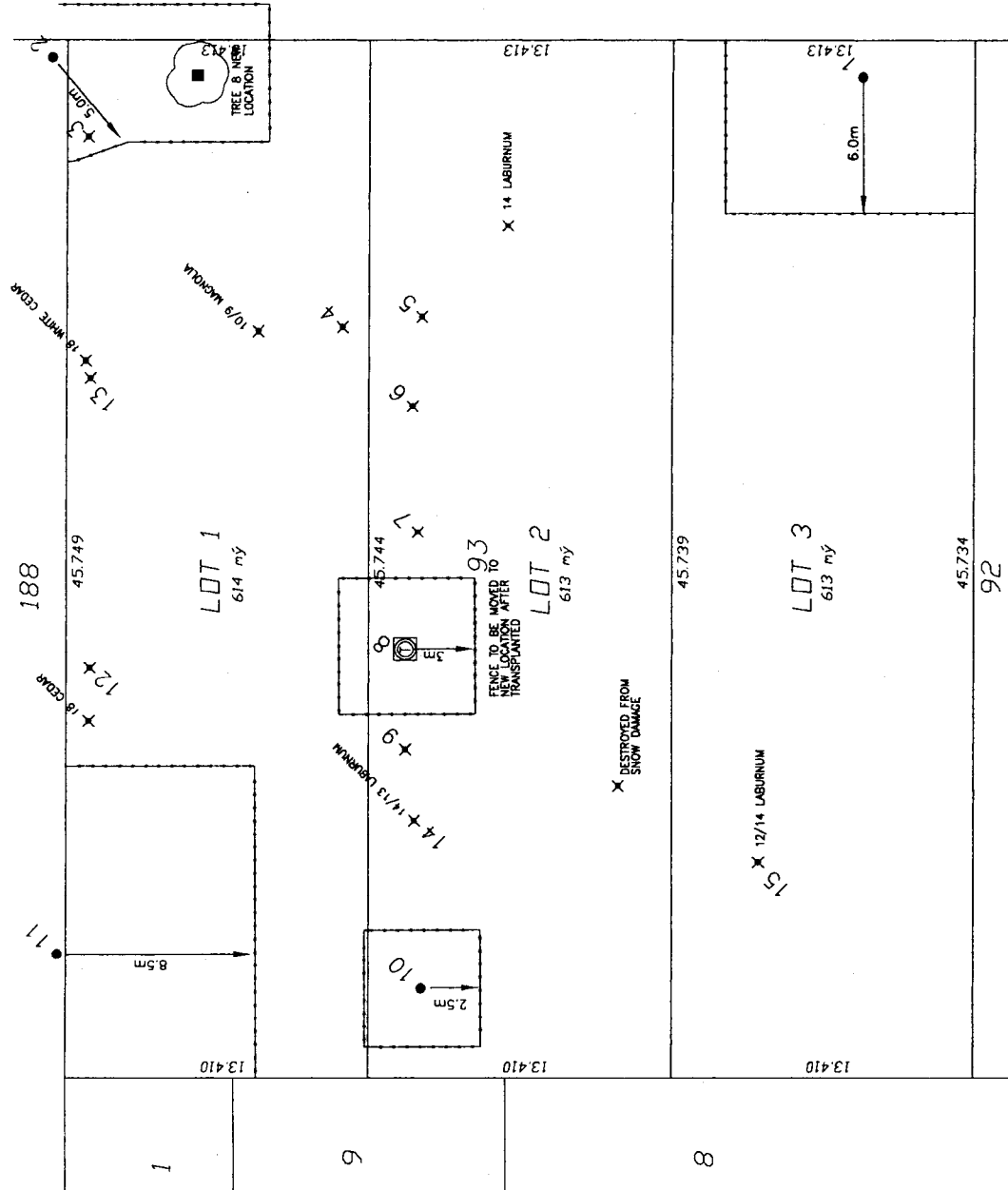
6. The fence shall be constructed in accordance with the details shown in this plan. The fence shall be constructed in accordance with the details shown in this plan. The fence shall be constructed in accordance with the details shown in this plan.

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**MCKESSOCK AVENUE**



**TREE RETENTION PLAN**

Client: Rav Bains  
 Project: 3 Lot Subdivision  
 Site: 24.31 McKessock Road Richmond

Scale 1:200

**LEGEND**  
 ⓧ denotes TREE NUMBER, Refer to tree inventory for type, size and condition data.  
 Note: Trees that are underlined are shown for species and size on plan.  
 ● denotes tree to be RETAINED  
 X denotes tree to be REMOVED  
 ○ denotes tree to be TRANSPLANTED for hazard mitigation  
 ○ denotes tree to be TRANSPLANTED for use on or off site.  
 --- denotes TREE PROTECTION FENCE to be installed to tree retention Area.

**ARBORTECH CONSULTING LTD**  
 Suite 200 3740 Chatham Street  
 Richmond BC Canada V7E 2Z3  
 Tel: 604-273-8888 Fax: 604-273-8889  
 www.arbortech.com  
 06207TRP 20 FEB 2007

## Rezoning Considerations

### 2431 McKessock Avenue RZ 06-333717

Prior to final adoption of Zoning Amendment Bylaw 8218, the developer is required to complete the following:

1. Registration of an aircraft noise covenant on title.
2. Registration of a flood indemnity covenant on title.
3. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to final adoption of the rezoning bylaw or any construction activities, including building demolition, occurring onsite.
4. Enter into a Servicing Agreement\* for the design and construction of the completion of storm sewer along the west side of McKessock Avenue, which would include a portion of frontage along 2391 and 2451 McKessock Avenue. Works include, but may not be limited to, water, storm, and sanitary connections for each lot.
5. Provide a Landscape Security to the City of Richmond in the amount of \$8,500 for the for planting of the 17 replacement trees on site: seven (7) at 6 cm calliper, eight (8) at 8 cm calliper, and two (2) at 9 cm calliper. If replacement trees can not be accommodated on-site, the applicable portion of the Landscaping Security will be converted to a contribution in-lieu of planting to the City's Tree Compensation Fund (\$500/tree).
6. Provide a proof of a contract with a company specializing in tree relocation to undertake the transplant of the Monkey Puzzle tree according to the Transplant Guidelines provided in the Arborist Report. The contract must be reviewed by and to the satisfactory of the City's Tree Preservation Group.
7. Provide a Landscaping Security to the City in the amount of \$2,500 to ensure the successful relocation of the Monkey Puzzle tree. 50% of the security will be released upon successful relocation and 50% of the security will be release one year after final inspection of the Building Permit in order to ensure that Monkey Puzzle tree has survived.

\* Note: This requires a separate application.

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 8218 (RZ 06-333717)  
2431 MCKESSOCK 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 and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**.

P.I.D. 011-305-886

Lot 93 Except: Part Subdivided by Plan 59658; Section 23 Block 5 North Range 6 West New Westminster District Plan 8212

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8218”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER